



7 Hall Street

| LE67 6JD | Guide Price Guide Price of £180,000 - £190,000

ROYSTON
& LUND

- Guide Price of £180,000 - £190,000
- Kitchen with Induction Hob
- Bathroom
- Off-Street Parking
- Council Tax Band - A
- Two Bedroom Semi-Detached
- Living Room
- Detached Garage
- EPC Rating - D
- Freehold





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Royston and Lund are delighted to present this two-bedroom semi-detached home.

On entering through the front door, you are welcomed into the living room that flows directly into the kitchen which is fitted with an oven and induction hob.

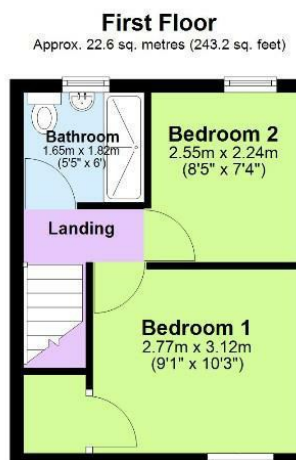
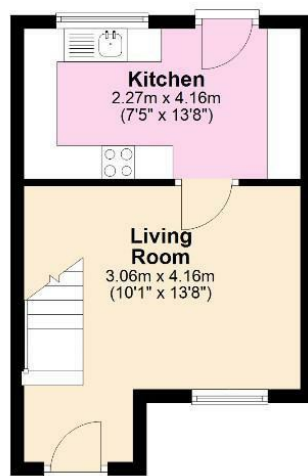
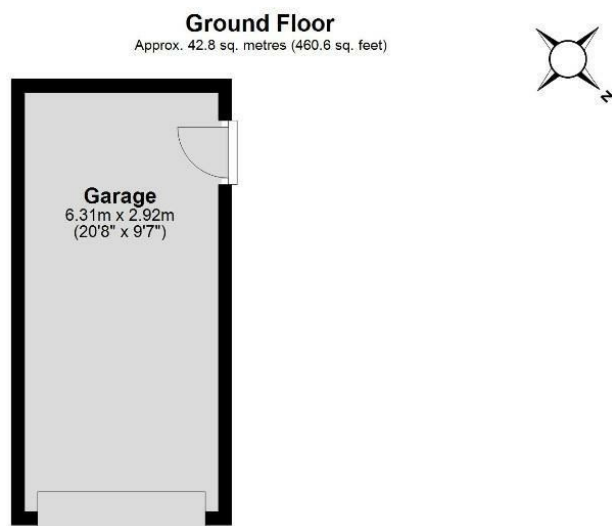
From here, there is access to the rear garden, which is designed with a mix of slabbed patio, astro turf, and soil borders.

The property has side access to a detached garage, large enough to accommodate up to two vehicles.

Upstairs, you'll find two well-proportioned bedrooms and a bathroom featuring a shower-over-bath combination.

To the front, a generous driveway provides parking for multiple cars.





Total area: approx. 65.4 sq. metres (703.8 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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