



25 High Street

| DE12 7HR | Guide Price £150,000

ROYSTON  
& LUND

- \*\*CASH BUYERS ONLY\*\*
- Three Bedroom End-of-Terrace
- Ask Agent for more information
- EPC Rating - E
- Freehold
- Guide Price £160,000 to £170,000
- Huge Development Potential
- Large Garden and Parking at the Rear
- Council Tax Band - B





## CASH BUYERS ONLY - INVESTMENT PROPERTY

Guide Price £160,000 to £170,000

A characterful Georgian end-of-terrace townhouse offers generous interiors, solid traditional features, and tremendous scope for development and customisation.

The ground floor offers a lounge featuring bay window, An adjacent connecting living room with a classic fireplace offers flexibility—ideal as a second sitting area, formal dining room, or potential open-plan conversion with the relevant planning consents. The traditional kitchen sits to the rear, ready for personalisation.

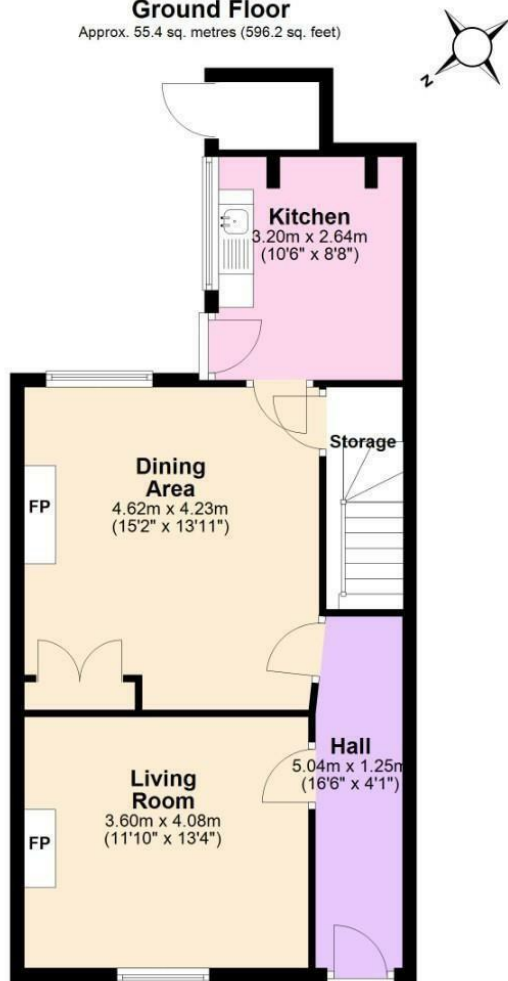
Upstairs, the home boasts three generously sized bedrooms spread across two levels,

Externally, the property enjoys a sizeable garden, full of potential for landscaping, entertaining areas, or even extensions. subject to the relevant planning applications. There is also rear parking,



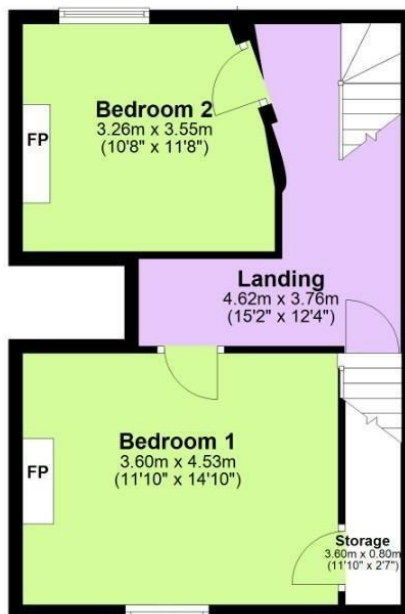
## Ground Floor

Approx. 55.4 sq. metres (596.2 sq. feet)



## First Floor

Approx. 42.4 sq. metres (455.9 sq. feet)



## Second Floor

Approx. 28.7 sq. metres (308.4 sq. feet)



Total area: approx. 126.4 sq. metres (1360.4 sq. feet)



## EPC

### Energy Efficiency Rating

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

### England & Wales

EU Directive  
2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating

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

### England & Wales

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