

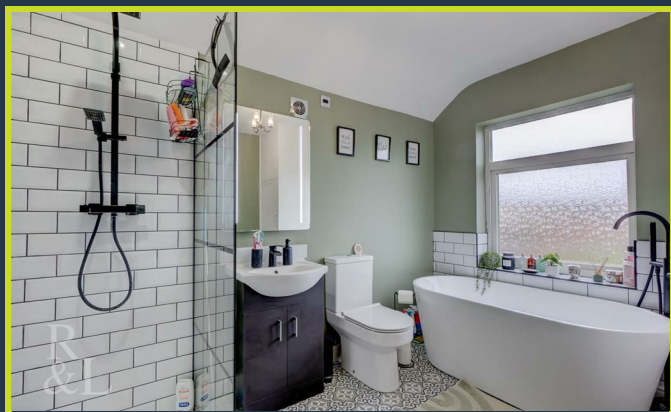


135 Burton Road

Woodville | DE11 7JW | Guide Price £165,000

ROYSTON
& LUND

- Offers In The Region Of £165,000
- Well Presented Throughout
- Close To Local Amenities
- Modern Kitchen & Bathroom
- EPC Rating D
- Two Bedroom Semi-Detached
- Two Reception Rooms
- Good Transport Links
- Freehold
- Council Tax Band B





Offers In The Region Of £165,000
No Upward Chain!

Entering into the hallway that benefits from built in storage, there is access into both reception rooms. From the lounge there is access into the kitchen and stairs to the first floor. The kitchen has an integrated oven, hob and extractor fan with a store that currently houses the fridge/freezer.

Upstairs there are two well proportioned double bedrooms and a four piece bathroom consisting of a freestanding bath, shower, WC and wash basin. At the front there is a small garden and to the rear there is a long lawned garden with stores towards the bottom.





Total area: approx. 85.4 sq. metres (919.1 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(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 

**ROYSTON
& LUND**