



67 Green Acre

Edwalton | NG12 4BB | Guide Price £175,000

ROYSTON  
& LUND

- Ground floor maisonette
- Lounge / Diner
- Bathroom
- Walking distance to local amenities
- EPC: C
- Two double bedrooms
- Separate kitchen
- Privately owned front and rear Gardens
- Leasehold
- Council Tax A





\*\*\*NO CHAIN\*\*\*

A two double bedroom ground floor maisonette in Edwalton. The property benefits from privately owned garden space to the front & back, is within walking distance of local amenities and on a regular bus route.

Entering into the hallway we have access into all rooms and a built in storage cupboard. There is bay fronted lounge / diner, separate kitchen, two double bedrooms and a bathroom consisting of a shower, WC and wash basin.

Outside, there is a front garden that belongs to this property and a further garden space straight off the kitchen. The rear garden has been sectioned off with the further part beyond the fence belonging to the upstairs flat.

Leasehold Date : 27 January 1997

Term : 125 years from 27 January 1997

Service Charge - £60.27 per month



### 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>	72	75
(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 EU Directive 2002/91/EC

## Ground Floor

Approx. 70.1 sq. metres (754.8 sq. feet)



Total area: approx. 70.1 sq. metres (754.8 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.

# ROYSTON & LUND