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55 Church Street

Appleby Magna | DE12 7BB | Guide Price £250,000

ROYSTON
& LUND

- Guide Price: £250,000 to £255,000
- Open Plan Living/Dining Room
- Contemporary Kitchen
- Rear Off-road Car Park Space
- Council Tax B
- Three Bedroom Terrace House
- Beautiful Tiled Family Bathroom
- Garden Patio with Open Pergola
- EPC C
- Freehold





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Located in the sought-after village of Appleby Magna, this beautifully presented modern three-bedroom terraced home is ideal for first-time buyers or investors. Offered in turnkey condition, the property is ready to move straight into.

Upon entering, you are welcomed into an entrance hall. To the left is a contemporary kitchen, fitted with a stylish range of units, a built-in oven and hob, and space for additional appliances. A window to the front allows for plenty of natural light.

From both the kitchen and hallway, doors lead into the spacious lounge/diner, with double patio doors opening out to the private rear garden. A useful under-stairs storage cupboard completes the ground floor.

Upstairs, the property offers three bedrooms, including two generous doubles and a well-proportioned single, along with a modern family bathroom.

Externally, the rear garden is secluded and fully enclosed, featuring a patio area with a pergola, a lawn, and rear gated access leading to the rear parking.

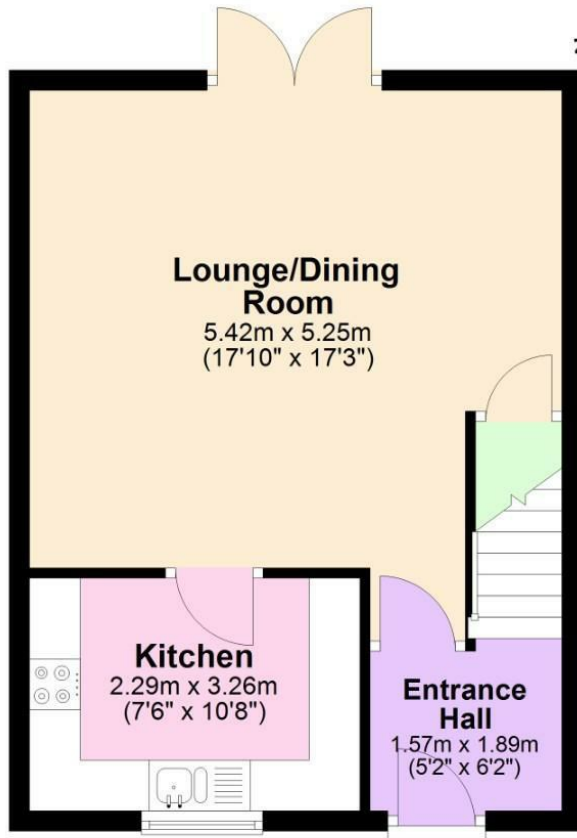
Appleby Magna is a delightful village within the National Forest, offering a welcoming community atmosphere along with local amenities including a primary school, butcher, and florist/café and two Public Houses. The nearby town of Measham provides further shopping and services, all within easy reach.

For More Information: https://reports.sprift.com/property-report/?access_report_id=5195638



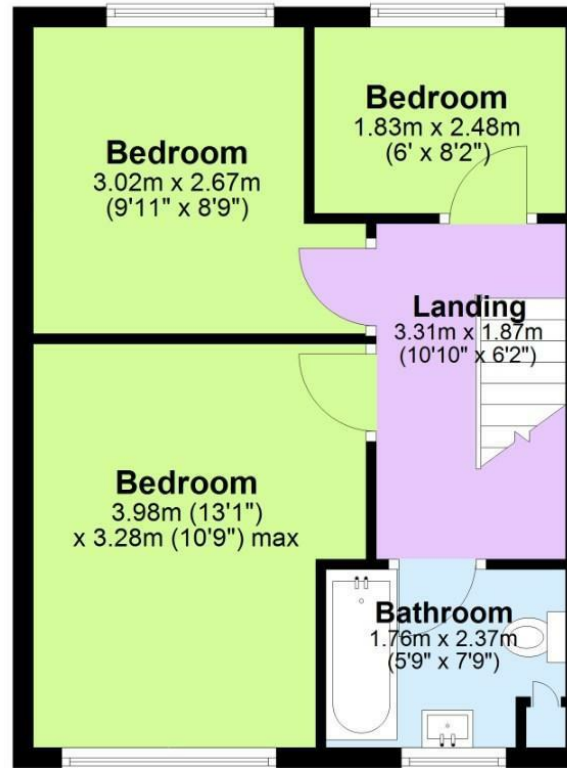
Ground Floor

Approx. 37.3 sq. metres (401.1 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.1 sq. feet)



Total area: approx. 74.5 sq. metres (802.3 sq. feet)



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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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