



R
&L

28 The City

Woodville | DE11 7DH | Guide Price £220,000

ROYSTON
& LUND

- Guide Price: £220,000 - 230,000
- First Floor Family Bathroom
- South Facing Garden
- Close to Numerous Amenities
- EPC: TBC
- Three-Bedroom Family Home in Woodville
- Open Plan Living/Dining Room
- Driveway, Car Port and Single Garage
- Council Tax: A
- Freehold





***Guide Price: £220,000 - £230,000

Situated in the popular village of Woodville, this well-presented three-bedroom semi-detached home offers spacious and practical accommodation ideal for first-time buyers, growing families, and those seeking a move-in-ready property.

The accommodation begins with an entrance hall leading through to a generous open-plan lounge/dining room, creating an excellent space for both everyday living and entertaining. The space is flooded with light from the south facing double doors leading to the patio area and garden beyond. The fitted kitchen is positioned to the rear of the property and benefits from a useful pantry, providing additional storage and functionality, with external access to the car port.

To the first floor are three well-proportioned bedrooms and a modern family bathroom, all accessed from a central landing. The property has been thoughtfully maintained throughout, offering bright and comfortable living spaces ready for immediate occupation.

Externally, the home enjoys a south-facing rear garden, featuring a patio seating area ideal for outdoor dining and a lawned garden offering space for children, pets, or keen gardeners. Also, to the rear of the plot is a detached garage, while the front of the property benefits from a substantial driveway providing off-road parking for multiple vehicles.

Conveniently located within easy reach of local amenities, schools, transport links, and countryside walks, this attractive home presents an excellent opportunity for a wide range of buyers.

For more information: https://reports.sprift.com/property-report/?access_report_id=5374111

*Buyers Note - TPO (Tree Preservation Order) on tree at the rear of the property. Please ask agent for more information.

Freehold



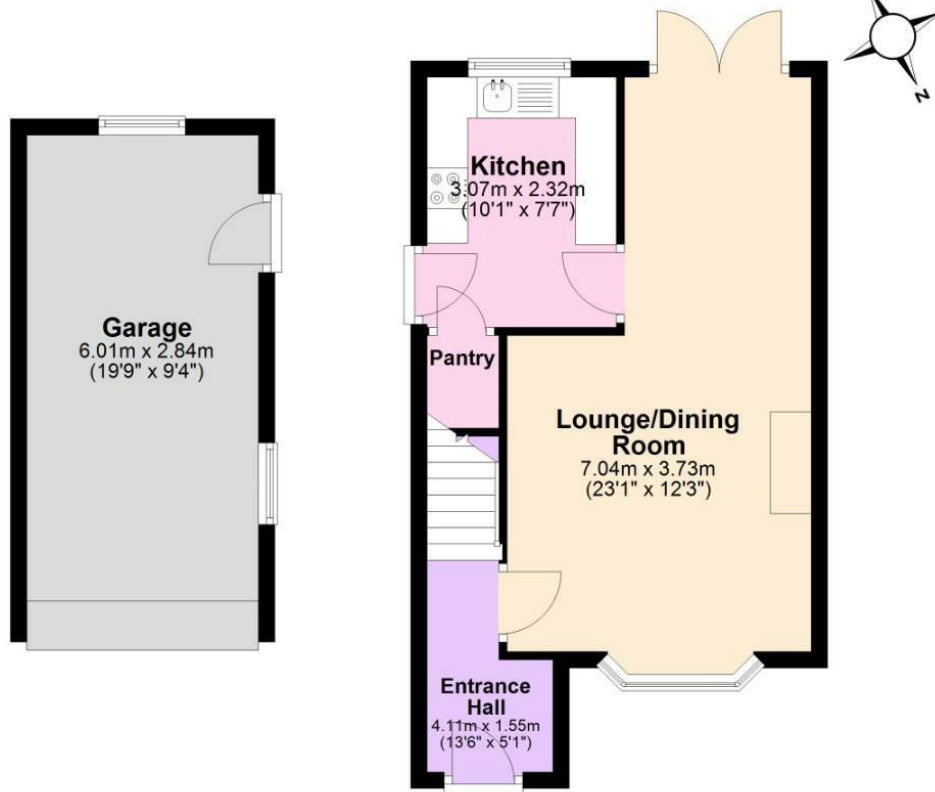


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	79
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		

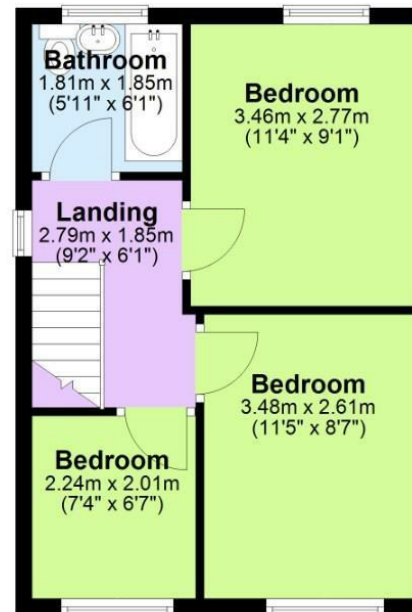
Ground Floor

Approx. 52.7 sq. metres (567.5 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.1 sq. feet)



Total area: approx. 85.9 sq. metres (924.7 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON
& LUND