



Rothschild Road, Wing
LU7 0NL

**Offers In Excess Of
£300,000**



Rothschild Road, Wing

DESCRIPTION

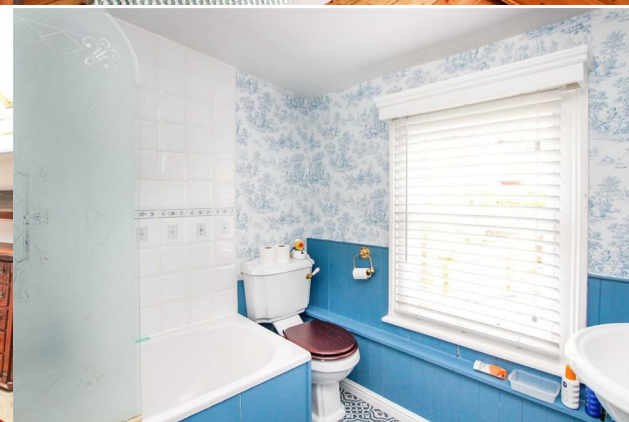
Situated on sought-after Rothschild Road in the popular village of Wing, this charming two-bedroom mid-terrace character home offers a wealth of period features and versatile living accommodation arranged over three floors.

The property welcomes you via an entrance hall leading to a cosy lounge with bay window, creating a bright and inviting living space. Both the lounge and dining room benefit from attractive feature fireplaces, adding warmth and character throughout. The dining room provides an ideal space for entertaining and leads through to the kitchen, with a convenient cloakroom completing the ground floor accommodation.

To the first floor are two well-proportioned bedrooms and a family bathroom, while stairs rise to a useful loft room currently utilised as an additional bedroom, offering flexible space suitable for a variety of uses.

Externally, the property enjoys an enclosed rear garden along with a range of useful outbuildings, ideal for storage, hobbies or workshop space.

A delightful character property in a desirable village location, early viewing is highly recommended.

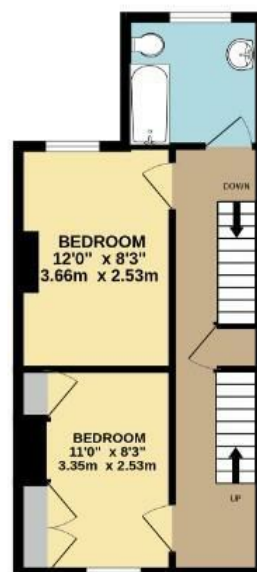




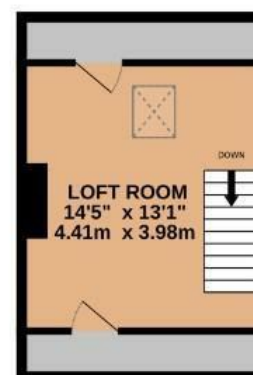
GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



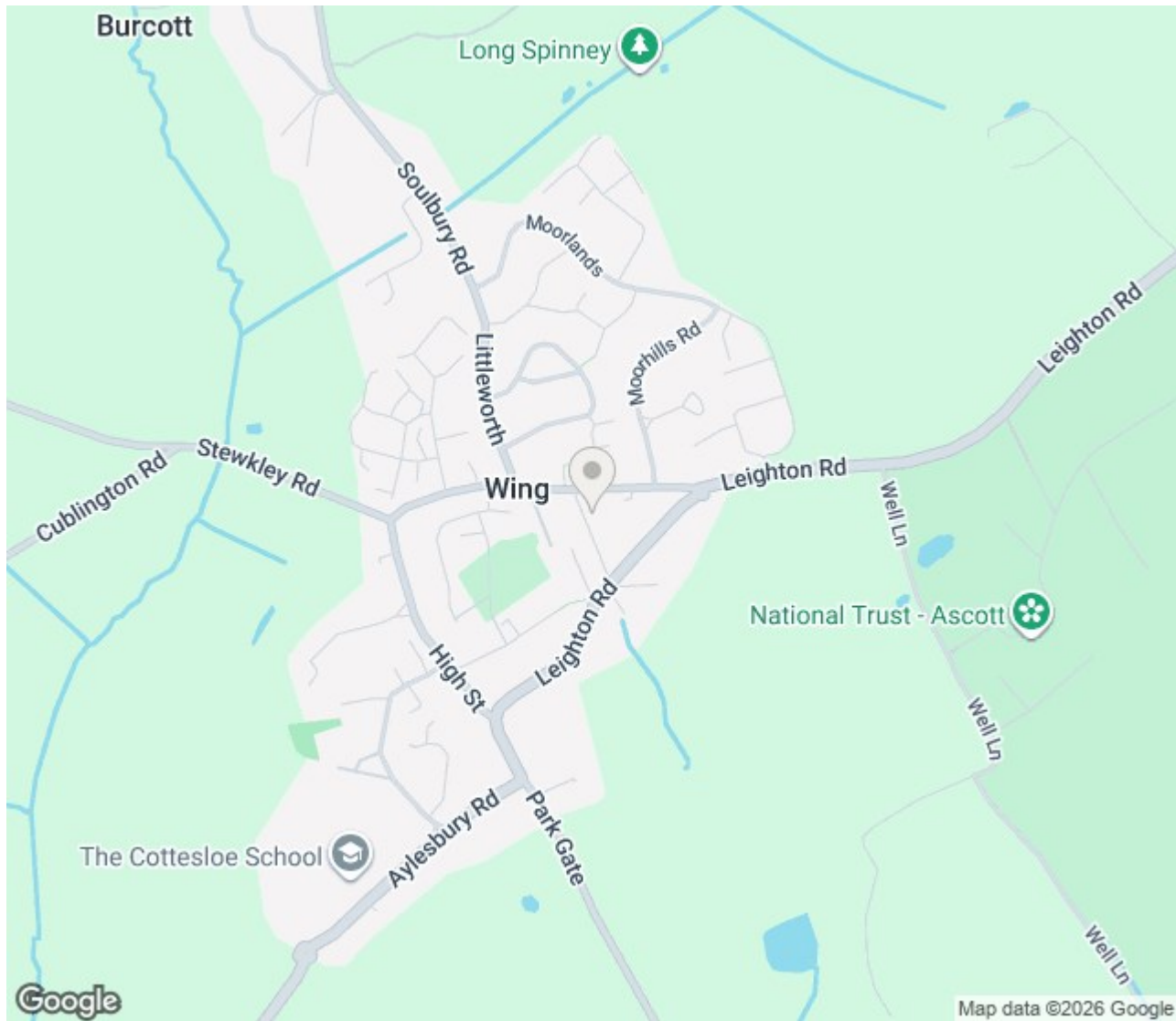
2ND FLOOR
248 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA : 1124 sq.ft. (104.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	