



23 & 25 High Street

| DE12 7HR | Asking Price £240,000

ROYSTON
& LUND

- ****CASH BUYERS ONLY****
- Asking Price - £240,000
- No.25-Three Bedroom End-of-Terrace
- No.23-Four Bedroom Middle Terrace
- Huge Development Potential
- Ask Agent for more information
- Floor Area -No.23 - 1360 sq.ft / No. 25 1654 sq.ft
- EPC Rating - No.23 - G / No.25 - E
- Council Tax Band - B
- Freehold





CASH BUYERS ONLY

Royston and Lund are delighted to bring to the market this investment property. Originally two properties being sold together.

No 23. This derelict Georgian mid-terrace townhouse offers a rare chance to restore and reimagine a period property full of character. Spread over three floors, the home features four generously sized bedrooms across the first and second floors, offering ample living space for a growing family or development opportunity.

The ground floor boasts two spacious reception rooms, with traditional proportions and high ceilings, ideal for reinstating original features such as fireplaces, cornicing, and sash windows. A connecting kitchen sits to the rear, along with a handy under-stairs storage area, providing scope for a functional and stylish redesign.

Outside, the property includes rear parking. To the front, a modest garden space, while the surrounding area benefits from plentiful green spaces and nearby parks.

No 25.

This characterful Georgian end-of-terrace townhouse offers generous interiors, solid traditional features, and tremendous scope for development and customisation.

The ground floor offers a lounge featuring bay window, An adjacent connecting living room with a classic fireplace offers flexibility—ideal as a second sitting area, formal dining room, or potential open-plan conversion with the relevant planning consents. The traditional kitchen sits to the rear, ready for personalisation.

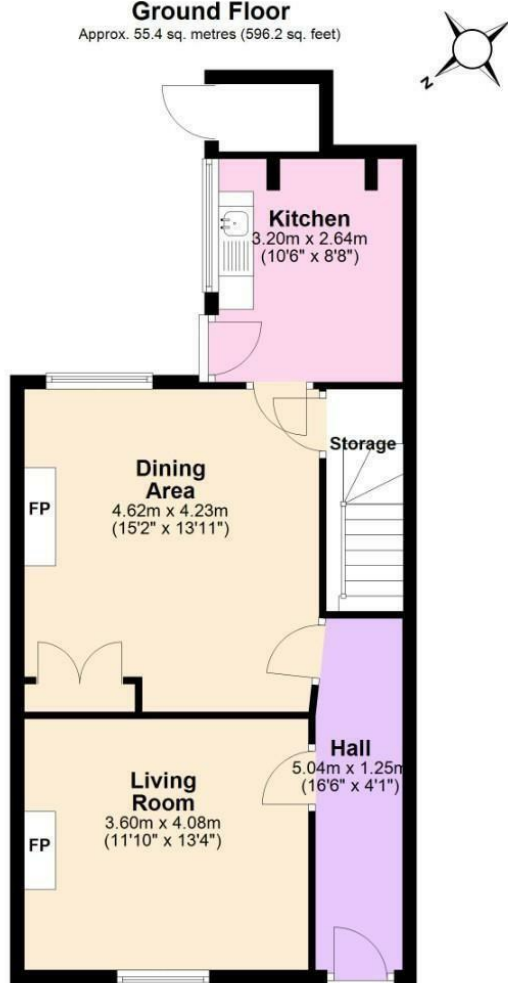
Upstairs, the home boasts three generously sized bedrooms spread across two levels,

Externally, the property enjoys a sizeable garden, full of potential for landscaping, entertaining areas, or even extensions. subject to the relevant planning applications. There is also rear parking,



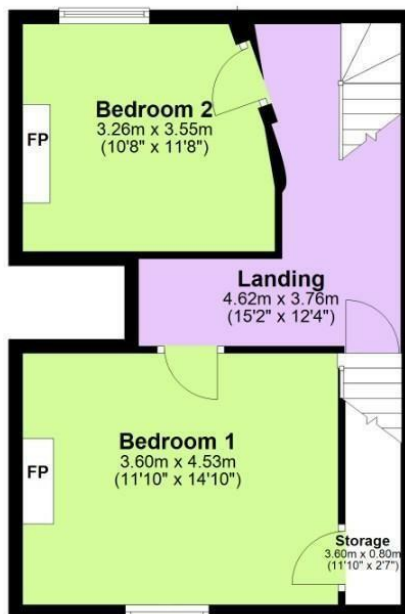
Ground Floor

Approx. 55.4 sq. metres (596.2 sq. feet)



First Floor

Approx. 42.4 sq. metres (455.9 sq. feet)



Second Floor

Approx. 28.7 sq. metres (308.4 sq. feet)



Total area: approx. 126.4 sq. metres (1360.4 sq. feet)



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		

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



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**ROYSTON
& LUND**