



30 Tithebarn Drive

| DE12 6NX | Guide Price £160,000 - £165,000

ROYSTON
& LUND

- Guide Price £160,000 - £165,000
- Ample Size Kitchen / Diner
- Integrated Kitchen Appliances
- Detached Enclosed Garden
- Council Tax Rating - A
- One Bedroom Semi-Detached
- Fitted Wardrobes
- Designated Parking
- EPC Rating - B
- Freehold





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Royston & Lund are delighted to present this one-bedroom semi-detached home, offering a modern and efficient layout ideal for first-time buyers, downsizers, or investors.

Coming through the front hallway, to your left, the generously sized double bedroom features fitted wardrobes, providing ample built-in storage while maintaining a clean, uncluttered look. Directly ahead lies the ground floor bathroom, complete with modern fittings and a fresh, neutral décor.

Also on the ground floor, you'll find understairs storage, ideal for coats, shoes, or household essentials.

Upstairs, the property opens up. The first floor boasts a bright, open-plan kitchen-diner-living room, offering a versatile space perfect for both relaxing and entertaining. The modern kitchen is stylishly finished and includes integrated appliances, maximising convenience and functionality. Additional built-in storage on this level ensures every inch of space is well utilised.

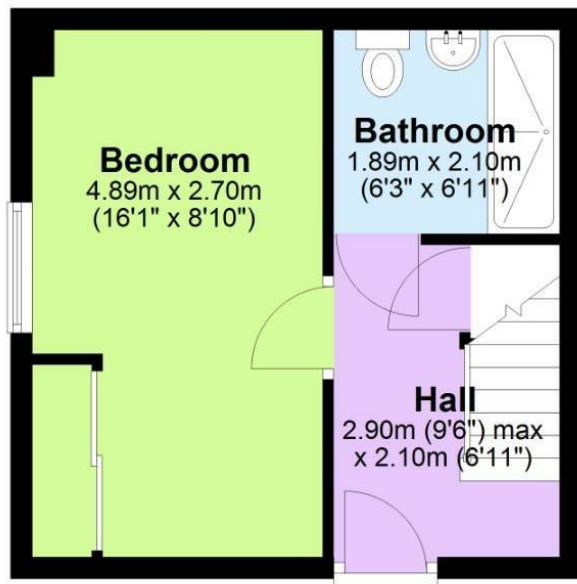
Outside, while the garden is separate from the main property, it offers a private green space for outdoor enjoyment and relaxation. The home also benefits from designated parking.

*The maintenance charge is currently £277.30 per year which is paid via 2 payments every six months



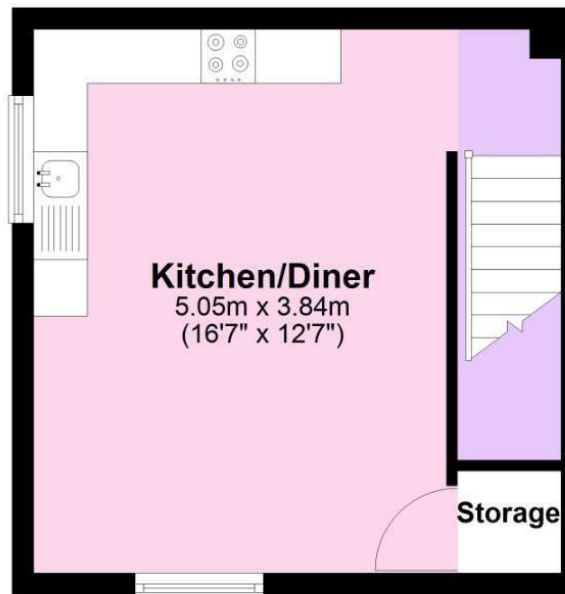
Ground Floor

Approx. 24.0 sq. metres (258.1 sq. feet)



First Floor

Approx. 24.7 sq. metres (266.2 sq. feet)



Total area: approx. 48.7 sq. metres (524.3 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	82	
(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 (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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