



250 Hillside Road

| DE11 9HE | Guide Price £260,000

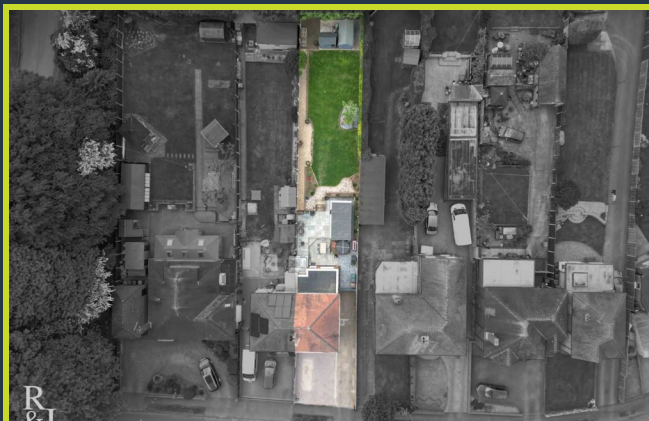
ROYSTON  
& LUND



- Guide Price £260,000 - £275,000
- Kitchen/ Diner
- Principal Bedroom with Ensuite
- Located in the National Forest
- EPC - C
- Three Bedroom Semi Detached home
- Seperate Lounge
- Beautifully maintained garden
- Council Tax A
- Freehold







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Royston & Lund are pleased to present this stunning well-presented three-bedroom home, offering spacious accommodation across two floors.

On entering a comfortable hallway the stairs lead to the first floor and door leads into a bright lounge. this space is tastefully decorated with media wall and decorative shelving. From the lounge, you enter the large kitchen/diner, which provides ample space for both cooking, dining and socialising. Off the kitchen is a well appointed ground-floor bathroom, as well as access to the large rear garden and an outdoor workshop.

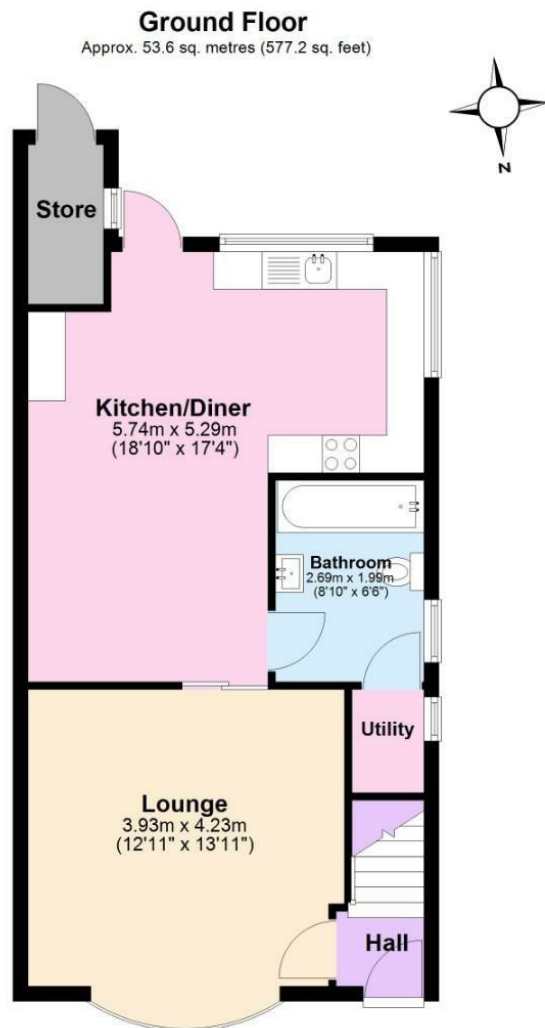
Upstairs, the property offers a generous principal bedroom with a stylish en-suite, along with two further bedrooms.

Externally, the property benefits from a well-maintained rear garden, featuring a patio seating area and a lawned space, ideal for relaxing or entertaining.

Located within the National Forest there are beautiful views to the front and rear of the home.

To book your own personal tour please get in touch.





Total area: approx. 88.3 sq. metres (950.6 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.



**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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