



30 Tithebarn Drive

| DE12 6NX | Offers Over £160,000 - £165,000

ROYSTON  
& LUND

- Offers Over £156,000
- One Bedroom Semi-Detached
- Ample Size Kitchen / Diner
- Fitted Wardrobes
- Integrated Kitchen Appliances
- Designated Parking
- Detached Enclosed Garden
- EPC Rating - B
- Council Tax Rating - A
- Freehold





Offers Over £156,000

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.

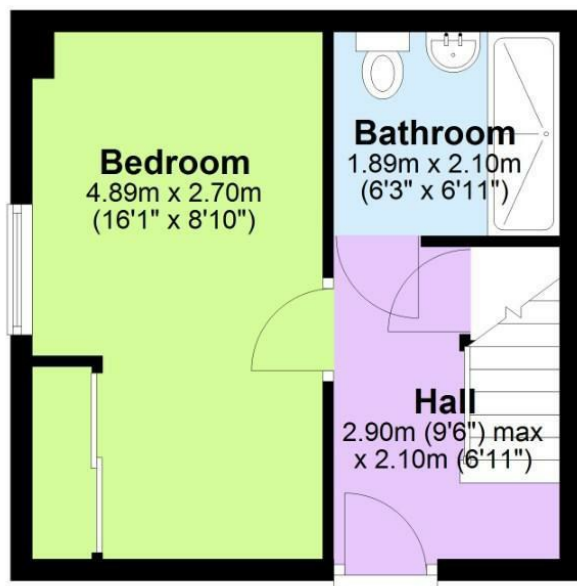
Outside, while the garden is separate from the main property, it offers a private green space for outdoor enjoyment and relaxation. The home also benefits from designated parking.

\*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) <b>A</b>                                              |           | <b>98</b> |
| (81-91) <b>B</b>                                                | <b>82</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 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 |           |           |
| England & Wales EU Directive 2002/91/EC                         |           |           |

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.

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