



48 Hearthcote Road

| DE11 9DU | Guide Price £140,000

ROYSTON
& LUND

- Guide Price £140,000 to £150,000
- Kitchen-Diner with Rangecooker
- Extensive Garden with Summerhouse
- Off-Road Parking Available
- Council Tax Band - A
- Two Bedroom Terraced
- Living Room with Log Burner Fireplace
- Loft Room with Double Velux
- EPC Rating - D
- Freehold





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Royston & Lund are delighted to present this two bedroom terraced home. Coming through the front door you arrive at the living room, featuring a log burner fireplace with a decorative brick surround and an oak beam mantelpiece.

Moving through, you'll find the kitchen-diner, thoughtfully designed with neutral cabinetry, grey tiled splashbacks, and a gas range cooker, blending practicality with style. The fridge is to be also included in the sale.

Beyond the kitchen lies a generously long garden, offering excellent outdoor space with multiple storage options, including a summerhouse.

Upstairs, the principal bedroom offers ample space. There is also second double bedroom. The bathroom includes a bath/shower combination for everyday living. In addition, a loft room with two Velux windows provides further versatility, whether as a hobby space, study, or additional storage.

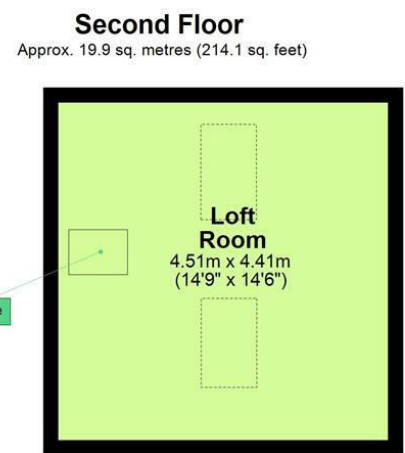
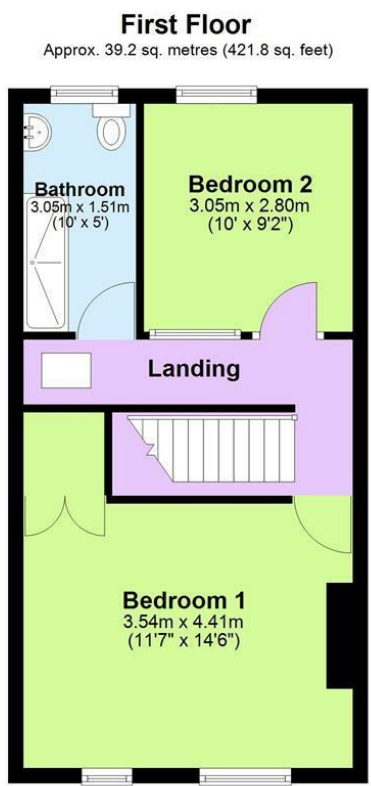
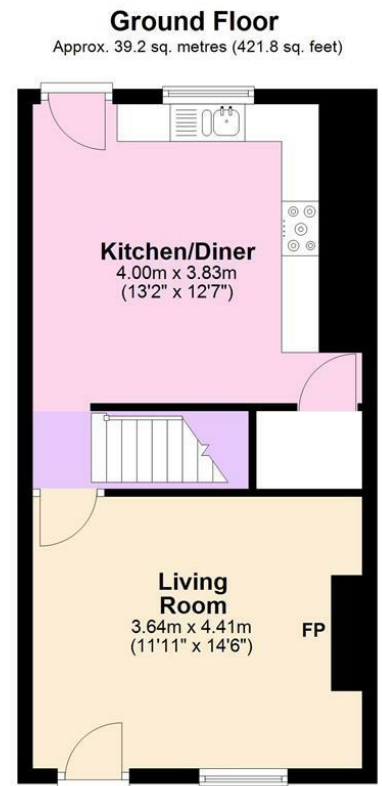
To the front, off-street parking is available with space for one vehicle.





EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	65	81
(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 (CO ₂) Rating		
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



Total area: approx. 98.3 sq. metres (1057.7 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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