



R  
&L

23 Moira Road

Donisthorpe | DE12 7QD | Guide Price £150,000

ROYSTON  
& LUND



- Guide Price of £150,000 - £160,000
- No Upward Chain
- Ideal First Home
- Modern Kitchen & Bathroom
- EPC Rating D
- One Bedroom Mid-Terrace Home
- Well Presented Throughout
- Opposite Donisthorpe Woodland Park
- Freehold
- Council Tax Band A







Guide Price of £150,000 - £160,000

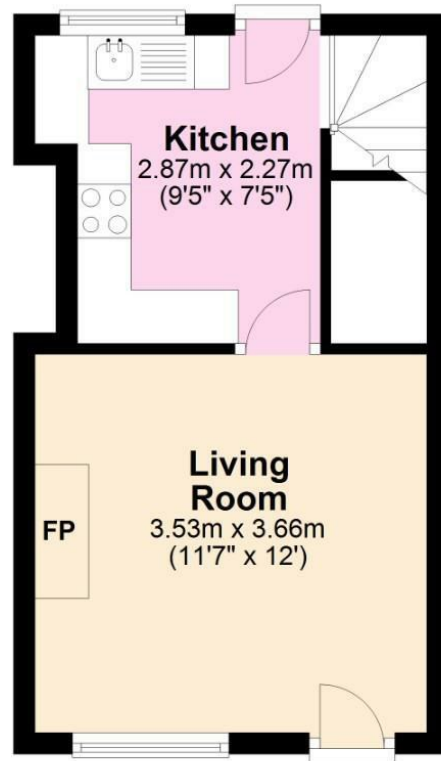
Royston and Lund are delighted to bring to the market this lovely one bedroom terrace home in Donisthorpe, sold with no upward chain. This property is a perfect first home or buy let and is well presented throughout. Situated opposite Donisthorpe Woodland Park that offers lovely nature walks and with good transport links for the M42.

Entering into the lounge there is a feature fireplace with exposed brick fireplace and a kitchen to the rear that has an integrated oven, hob, extractor fan, space for freestanding appliances and a utility cupboard. To the first floor there is a double bedroom and a bathroom consisting of a bath with shower overhead, Wc and wash basin, as well as a storage cupboard over the stairs. To the rear of the property there is a long low maintenance garden with a patio area, gravel fenced boundaries.



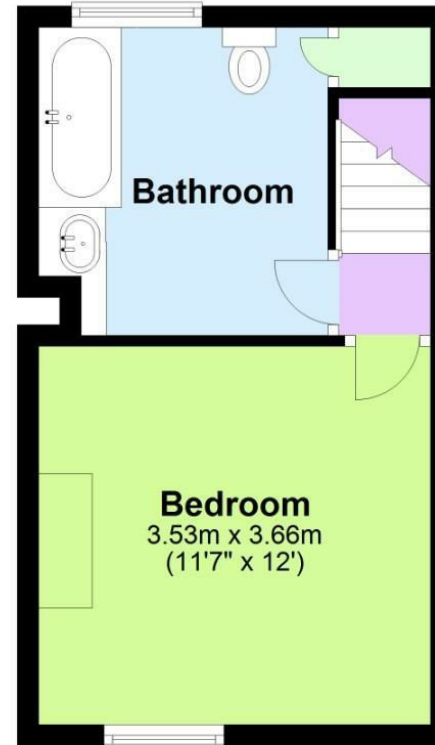
## Ground Floor

Approx. 23.0 sq. metres (247.8 sq. feet)



## First Floor

Approx. 23.5 sq. metres (253.4 sq. feet)



Total area: approx. 46.6 sq. metres (501.3 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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.

ROYSTON  
& LUND