



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.

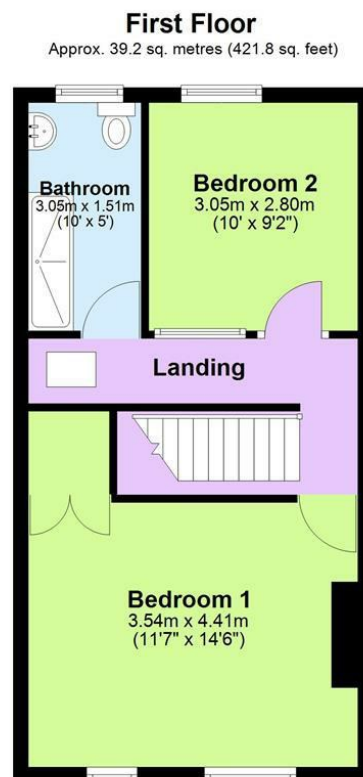
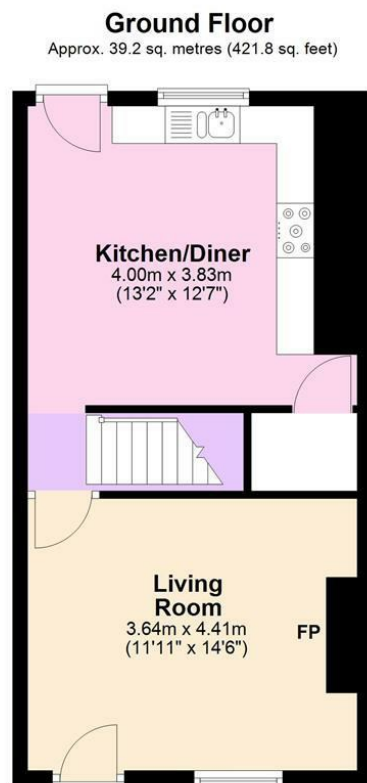
To the front, off-street parking is available with space for one vehicle.



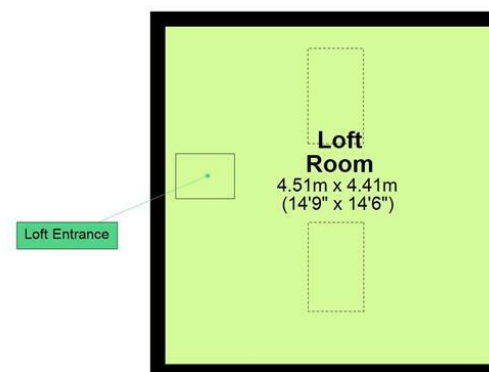


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(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		



Second Floor
Approx. 19.9 sq. metres (214.1 sq. feet)



Total area: approx. 98.3 sq. metres (1057.7 sq. feet)

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& LUND**