



21 Coronation Avenue

| DE12 6ET | Guide Price £254,500

ROYSTON  
& LUND

- Offers in the region of £254,500
- Lounge
- Two Double Bedrooms
- Cul de Sac location
- EPC D
- Three Bedroom Semi Detached
- Kitchen/Dinner
- Ample Parking
- Council Tax B
- Freehold





Offers in the region of £254,500.

Situated in the Heart of the National Forest; this three bedroom semi detached home is nestled in a quiet Cul de Sac location with the most stunning back drop of mature trees.

Entering through the front door you are greeted by an entrance hall with stairs leading to the first floor and doors leading to the lounge which sits to the front elevation and the dining kitchen which reaches across the back. The kitchen has a range of modern base and wall units with work tops over and a wonderful space for dining with French doors leading to the large back garden. Leading off the kitchen is a large utility room with door to the rear.

Upstairs you have three bedrooms, two double and one single, serving the bedrooms is a modern refitted shower room.

To the front elevation you have ample parking and the home looks over a green space.

Moira has a wealth of amenities and Primary School. In the heart of the National Forest, having a multitude of country walks and attractions

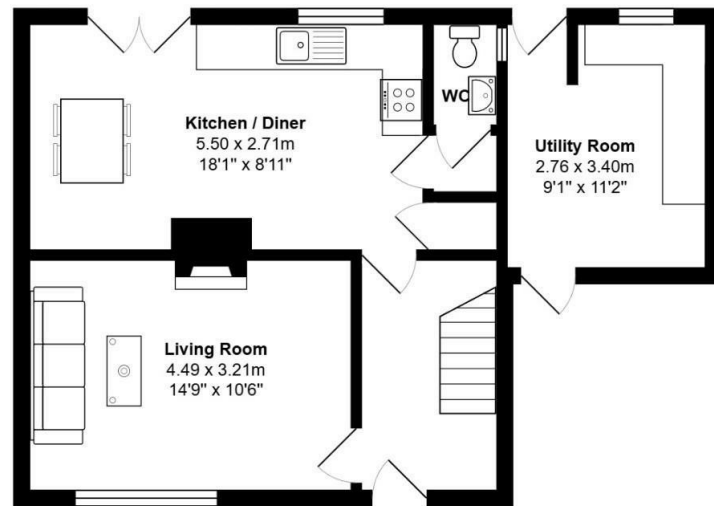
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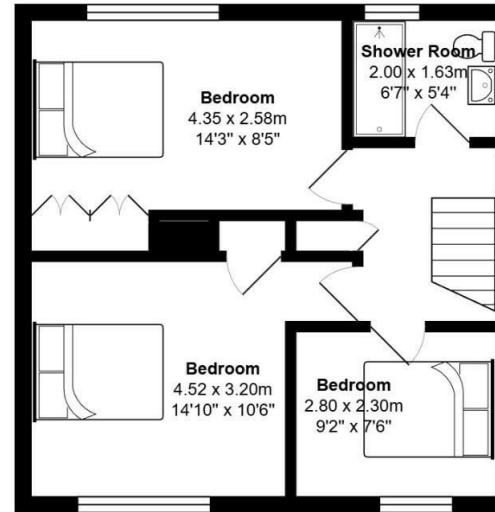


Total Area: 95.9 m<sup>2</sup> ... 1032 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground floor : 52.5 m<sup>2</sup> ... 565 ft<sup>2</sup>



First floor : 43.4 m<sup>2</sup> ... 467 ft<sup>2</sup>

### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>68</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

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