



R
&L

6 The Dovecote

Breedon-On-The-Hill | DE73 8JD | Guide Price £200,000

ROYSTON
& LUND

- Guide Price: £200,000 to £220,000
- One Bathroom
- Lawn Garden to Rear
- Popular Location: Breedon-On-The-Hill
- EPC: D
- Two Bedroom House
- Fully Fitted Kitchen
- Off-Road Parking
- Council Tax: B
- Freehold





***Guide Price: £200,000 to £210,000

Royston & Lund are pleased to present this well-positioned two-bedroom semi-detached home, offered to the market with a guide price of £200,000 - £210,000. Ideal for first-time buyers, downsizers, this property offers a practical layout, bright living spaces and a pleasant garden setting.

Upon entering, the property opens directly into a spacious living room, creating a welcoming and versatile area for relaxing or entertaining. The room benefits from good natural light and provides access through to the kitchen at the rear, which offers ample cupboard space, work surfaces and direct access out to the garden.

Upstairs, the first floor hosts two well-proportioned bedrooms, both offering comfortable accommodation, along with a family bathroom fitted with a bath and overhead shower, catering to everyday convenience.

Externally, the property enjoys a lawned rear garden complemented by a patio area, ideal for outdoor seating, entertaining or simply enjoying the warmer months. To the front, there is driveway parking and a neat frontage adding to the home's appeal.

This is a fantastic opportunity to acquire a well-located home with scope to personalise, offering a balance of indoor comfort and outdoor space in a popular residential setting. Early viewing is highly recommended.

For more information: https://reports.sprift.com/property-report/?access_report_id=5282218

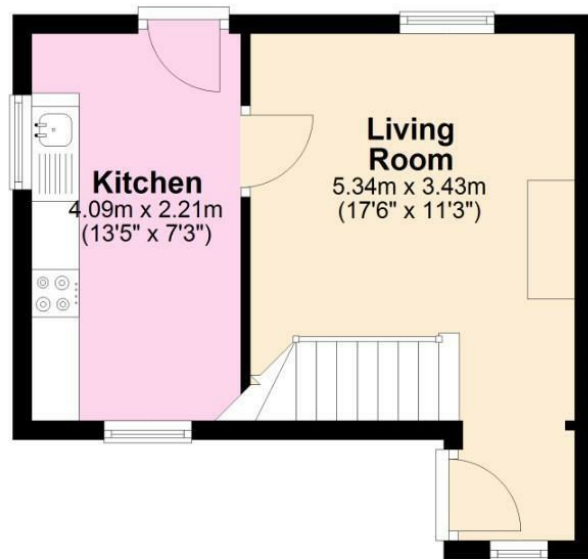
Freehold





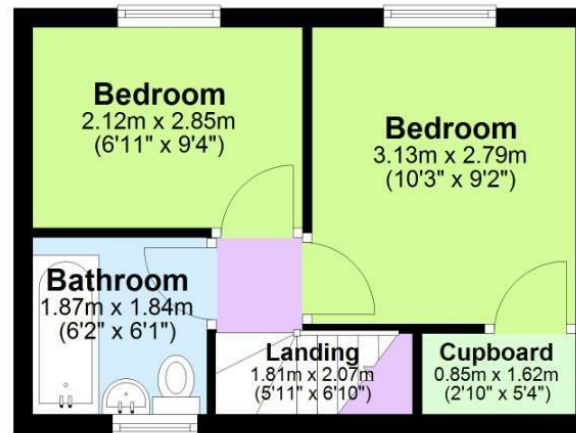
Ground Floor

Approx. 24.9 sq. metres (268.5 sq. feet)



First Floor

Approx. 23.4 sq. metres (252.3 sq. feet)



Total area: approx. 48.4 sq. metres (520.8 sq. feet)

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		59	
(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	

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