



R  
&L

21 Tower Road

| DE11 7EU | Guide Price £210,000

ROYSTON  
& LUND

- Guide Price £210,000 to £220,000
- Solar Panels and Air Source Heating
- Fitted Kitchen with Double Oven and Induction Hob
- Parking for 5 Cars
- EPC Rating C
- Three Bedroom Semi Detached Home with Countryside Views
- Spacious Living with Conservatory with Patio Doors and Views to the Garden
- South Facing Rear Garden with Far Reaching Views Over Fields
- Council Tax Band A
- Freehold





Guide Price £210,000 to £220,000

A beautifully presented three-bedroom semi-detached home set in a picturesque location, enjoying stunning open views across fields to the rear.

The property features a well-appointed kitchen fitted with a range of wall and base units, complete with a built-in double oven and hob. This opens into a spacious living room, leading through to a bright conservatory with patio doors that open onto a private, south-facing garden. A convenient downstairs WC completes the ground floor.

Upstairs, the first floor offers two generous double bedrooms and a well-proportioned single bedroom, all served by a modern family bathroom.

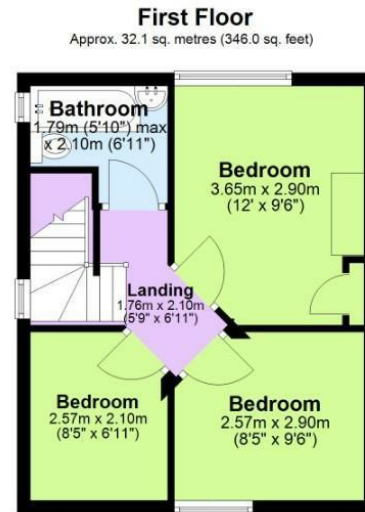
Externally, the property benefits from a landscaped front garden, while the low-maintenance rear garden enjoys a high degree of privacy along with truly impressive countryside views. To the front of the property there is parking for 5 cars.

The property has the added benefit of solar panels and Air Source Heating.

For more information:

[https://reports.sprift.com/property-report/?access\\_report\\_id=5249989](https://reports.sprift.com/property-report/?access_report_id=5249989)





Total area: approx. 81.1 sq. metres (872.9 sq. feet)



**EPC**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	<b>71</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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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**