



21 Elms Road

Coton-In-The-Elms | DE12 8HD | Guide Price £200,000

ROYSTON
& LUND

- Guide Price of £200,000 - £210,000
- *No Upward Chain*
- Good Size Living Room
- Conversatory Space / Ground Floor WC
- Freehold Property
- Two Bedroom Semi-Detached
- Expansive Garden to Rear
- Full Width Kitchen
- Bathroom
- EPC Rating - D / Council Tax Band - A





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This two-bedroom semi-detached home offers well-proportioned accommodation throughout and benefits from an impressively long rear garden.

Upon entering via the entrance hall, you are welcomed into a good-sized living room, featuring a fireplace as a central focal point.

This space flows through to a full-width kitchen at the rear, which benefits from a range of cabinetry and worktop space, with the cooker included in the sale.

Beyond the kitchen is a bright conservatory with sliding doors opening out onto the garden, along with the added convenience of a ground-floor WC.

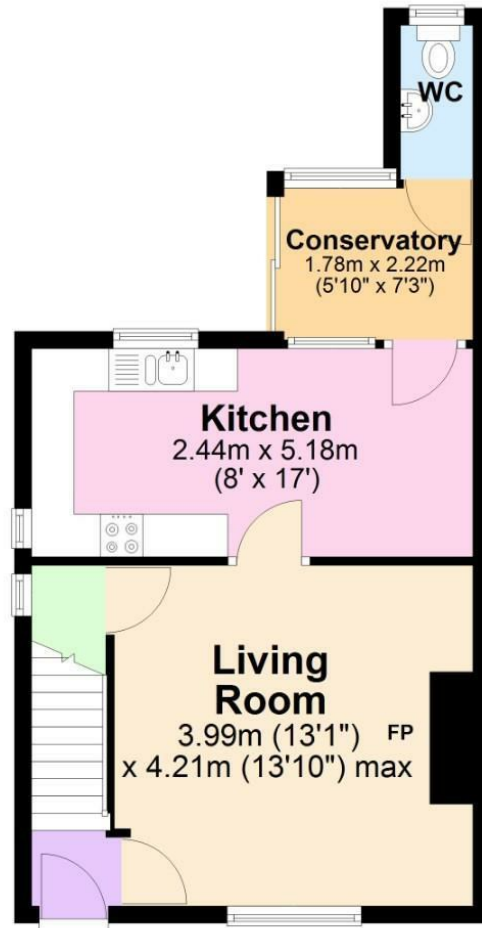
Upstairs, the property offers two well-proportioned bedrooms and a family bathroom fitted with a shower over the bath. To the front, there is off-road parking available for two vehicles.

For more information -
https://reports.sprift.com/property-report/?access_report_id=4912288



Ground Floor

Approx. 39.6 sq. metres (426.1 sq. feet)



Total area: approx. 73.4 sq. metres (790.1 sq. feet)

First Floor

Approx. 33.8 sq. metres (363.9 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(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		

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