



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.

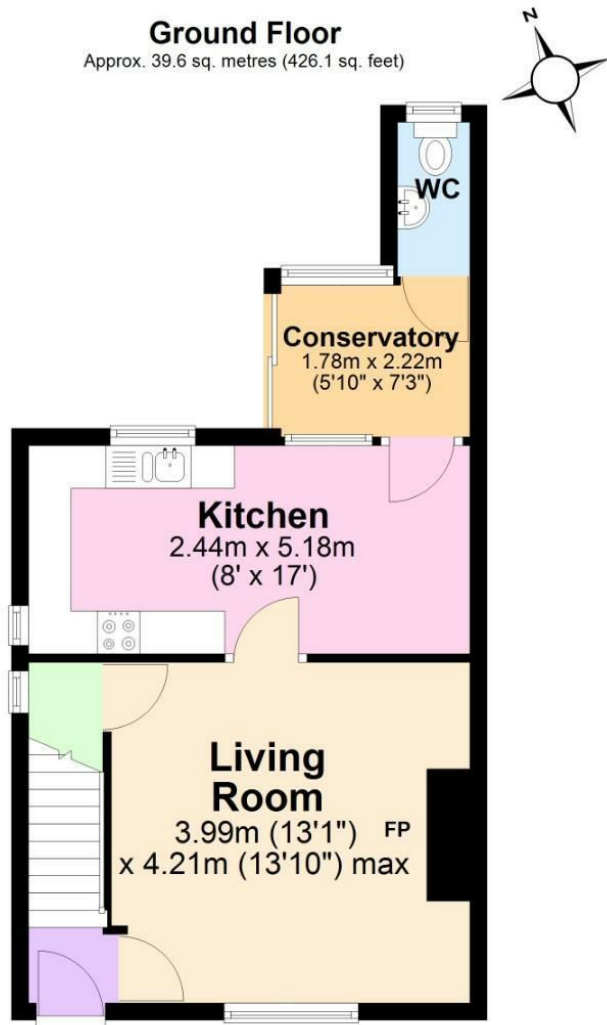
Beyond the kitchen is a bright conservatory with sliding doors opening out onto the garden, along with the added convenience of a ground-floor WC.

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.

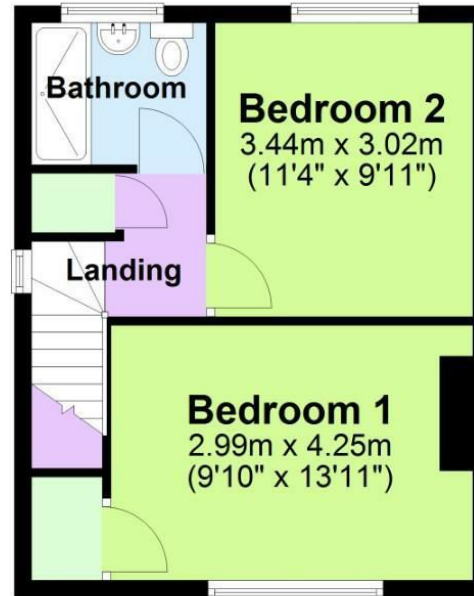
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**Ground Floor**  
Approx. 39.6 sq. metres (426.1 sq. feet)



**First Floor**  
Approx. 33.8 sq. metres (363.9 sq. feet)



Total area: approx. 73.4 sq. metres (790.1 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>76</b>
(55-68) <b>D</b>	<b>56</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	

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