



1 The Orchard Park Road

| DE12 6BJ | Offers In Excess Of £325,000

ROYSTON
& LUND

- Offers in excess of £325,000
- Spacious Lounge With A Fireplace
- Main Bedroom Offers An En-Suite Shower Room/WC For Added Comfort
- Enclosed Rear Garden With A Lawn & Patio Space
- Freehold - EPC Rating E
- A Welcoming Entrance Hall With Access To A WC
- First Floor Includes Three Well-Proportioned Bedrooms With Fitted Storage
- Additional Bedrooms Share A Separate Shower Room/WC
- Double-Width Driveway Leading To A Garage
- Council Tax Band C





Price TBC *No Chain*

Royston & Lund are pleased to present this detached property situated in a secluded location in Moira. Moira amenities offer a blend of convenience and comfort, including a variety of local shops, cafes, and restaurants. The town features scenic parks, a library, and sports facilities. There are excellent transport links, a community center, and healthcare services, providing a welcoming environment for both residents and visitors. The property is sold to the market with no chain and requires modernisation throughout but boasts plenty of potential throughout.

The ground floor features a welcoming entrance hall, a good-sized lounge with a fireplace, dining area with French doors, fully fitted breakfast kitchen and a convenient WC.

To the first floor there are three well-proportioned bedrooms. All bedrooms benefit from fitted storage which is ideal for all occupants. The main bedroom is complemented by an en-suite shower room/WC whilst the remaining bedrooms benefit from an shower room/WC.

Outside, there is an enclosed rear garden with a well-maintained lawn and a patio space ideal for garden furniture. To the front there is a double-width driveway leading to an integral garage with power.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	46	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

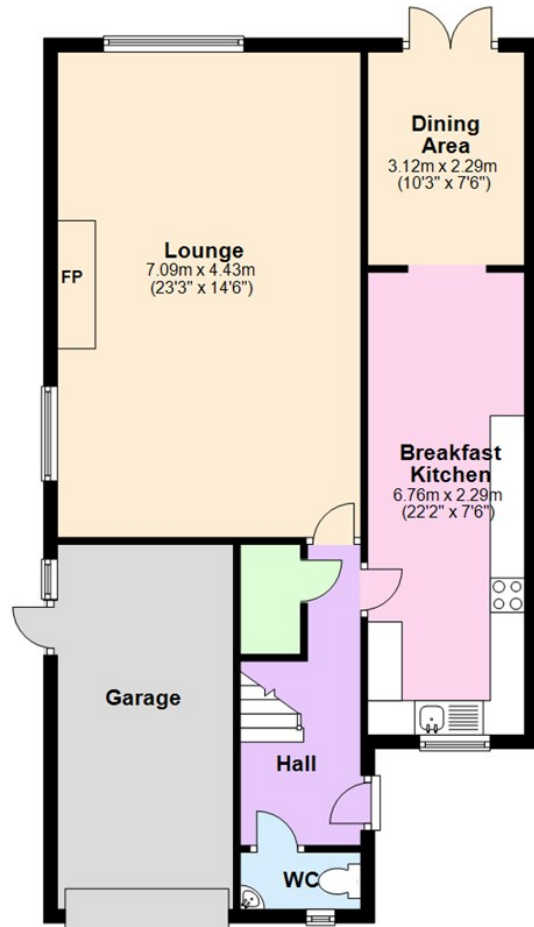
England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

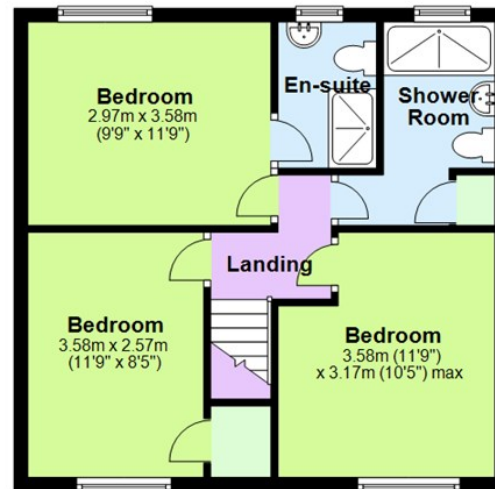
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

Ground Floor
Approx. 79.3 sq. metres (853.7 sq. feet)



First Floor
Approx. 45.4 sq. metres (489.2 sq. feet)



Total area: approx. 124.8 sq. metres (1342.9 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

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.

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