



36, Shortheath Road, Moira, Derbyshire, DE12 6AS

HOWKINS &
HARRISON

36, Shortheath Road,
Moirā,
Derbyshire, DE12 6AS

Guide Price: £190,000

An ideal opportunity to acquire a modern two-bedroom end-terraced home, ready to move into and well located within the heart of the National Forest. Offering neatly presented accommodation of the property represents an excellent choice for first-time buyers or investors alike.

Externally, it features off-road parking to the front and an enclosed rear garden enjoying a pleasant open outlook.

Features

- Modern two-bedroom end-terrace
- Popular Moira village location
- Well-presented throughout
- Ideal first home or investment
- Bright sitting/dining room
- Kitchen with garden access
- Contemporary shower room
- Two good-sized bedrooms
- Enclosed rear garden
- Driveway providing off-road parking



Location

Moira is a popular village at the heart of the National Forest, offering an excellent balance of countryside living and modern convenience. The area is surrounded by woodland trails, scenic walks and family attractions, including Moira Furnace Museum and Conkers Discovery Centre. Everyday amenities are available within the village, while the nearby market town of Ashby-de-la-Zouch offers a wider range of shops, cafés and restaurants. Excellent transport links via the A42 and M42 provide swift access to Burton upon Trent, Leicester, Birmingham and East Midlands Airport.



Accommodation Details – Ground Floor

The front door opens into a welcoming sitting room featuring a window to the front and staircase rising to the first floor. To the rear, a doorway leads into a well-proportioned kitchen fitted with wall and base units, work surfaces, and a rear window overlooking the garden. A door opens directly onto the patio and garden beyond.

First Floor

On the first floor, the landing provides access to two bedrooms and the shower room. Bedroom one sits to the rear with views across the garden and surrounding greenery, while bedroom two is front-

facing. The shower room includes a modern suite with large walk-in shower, WC and wash basin.

Outside

Outside, the property is approached over a block-paved driveway providing off-road parking. To the rear, the garden enjoys a pleasant open aspect, laid mainly to lawn with a patio seating area, fenced boundaries and a useful garden shed.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is available.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax Band – Band A

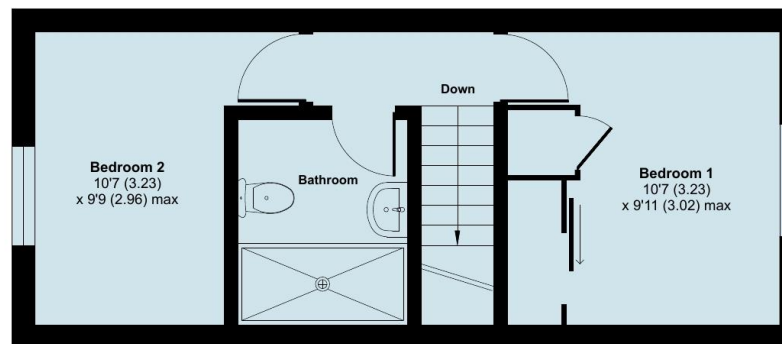
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



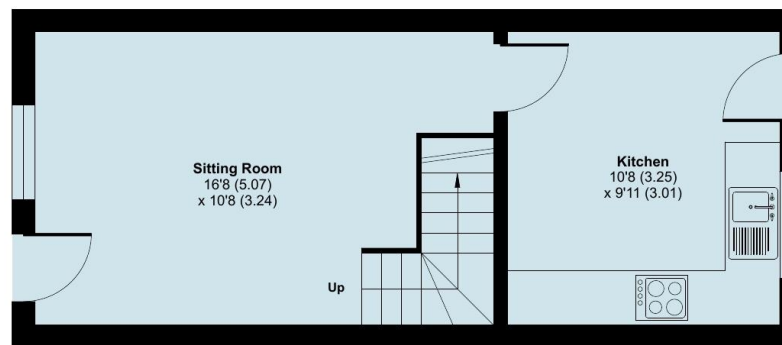
Shortheath Road, Moira, Swadlincote, DE12

Approximate Area = 574 sq ft / 53.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1356575

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.