



R
&L

27 Moira Road

| DE12 6JB | Guide Price £300,000

ROYSTON
& LUND

- Guide Price: £300,000 to £310,000
- Two Receptions
- Principle Bedroom with Roof Lights and En-suite
- Close to Numerous Amenities
- EPC: E
- Three Bedroom Semi-Detached
- Ground Floor WC
- South Facing Garden
- Council Tax: B
- Freehold





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Royston & Lund are delighted to present this beautifully appointed three-bedroom period home, offered to the market with a guide price of £300,000 - £310,000. Full of charm, warmth and thoughtfully styled modern touches, this elegant property perfectly blends character features with contemporary comfort, creating a superb home ideally suited to family living.

Set behind an attractive traditional facade, the property immediately impresses with its timeless kerb appeal, while inside, the accommodation has been carefully enhanced to offer both practicality and style across three spacious floors.

The ground floor opens into the dining room, complete with a convenient ground floor WC, leading through a beautifully presented living room. The elegant dining room offers a wonderfully characterful setting, centred around a striking wood-burning stove that creates a cosy and inviting atmosphere, ideal for both entertaining and everyday family dining. To the rear, the spacious living room provides a relaxing retreat and access to the kitchen.

The kitchen is both stylish and functional, offering generous workspace and storage while maintaining a bright, welcoming feel. The window over looks the patio area and garden beyond, whilst double doors provide access to a conservatory with further access to the rear of the property.



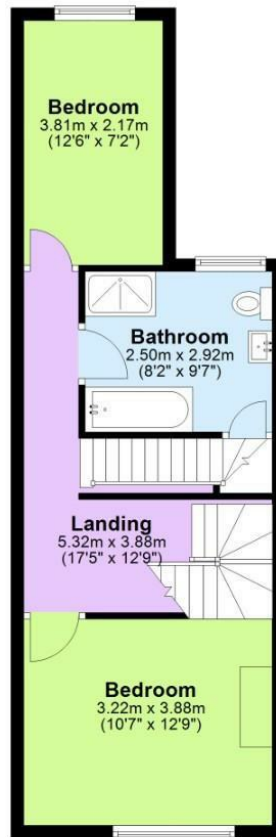
Ground Floor

Approx. 53.5 sq. metres (575.7 sq. feet)



First Floor

Approx. 42.0 sq. metres (451.8 sq. feet)



Second Floor

Approx. 19.9 sq. metres (214.4 sq. feet)



Total area: approx. 115.4 sq. metres (1241.8 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		77
	54	

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

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**ROYSTON
& LUND**