



21 Coronation Avenue

| DE12 6ET | Guide Price £254,500

ROYSTON
& LUND

- Offers in the region of £254,500
- Lounge
- Two Double Bedrooms
- Cul de Sac location
- EPC D
- Three Bedroom Semi Detached
- Kitchen/Dinner
- Ample Parking
- Council Tax B
- Freehold





Offers in the region of £254,500.

Agents Note: Please note we have been advised the property is of timber-framed construction which may limit the mortgage products available. We advise you speak to a mortgage advisor as to the suitability of the property and the mortgage products available to you.

Situated in the Heart of the National Forest; this three bedroom semi detached home is nestled in a quiet Cul de Sac location with the most stunning back drop of mature trees.

Entering through the front door you are greeted by an entrance hall with stairs leading to the first floor and doors leading to the lounge which sits to the front elevation and the dining kitchen which reaches across the back. The kitchen has a range of modern base and wall units with work tops over and a wonderful space for dining with French doors leading to the large back garden. Leading off the kitchen is a large utility room with door to the rear.

Upstairs you have three bedrooms, two double and one single, serving the bedrooms is a modern refitted shower room.

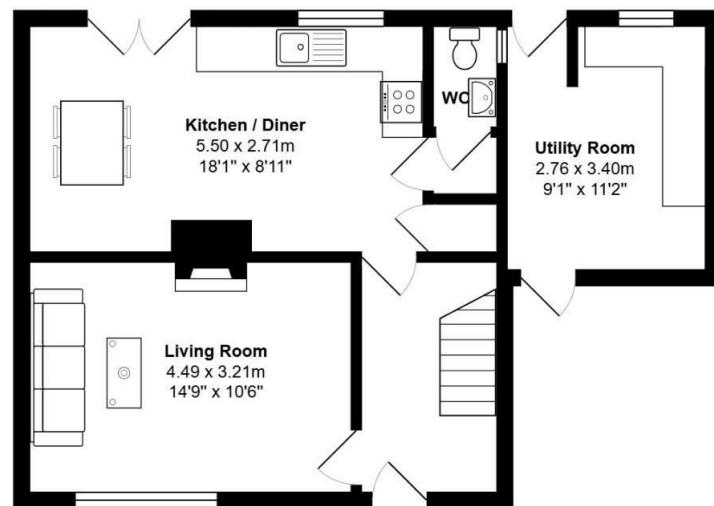
To the front elevation you have ample parking and the home looks over a green space.

Moirs has a wealth of amenities and Primary School. In the heart of the National Forest, having a multitude of country walks and attractions

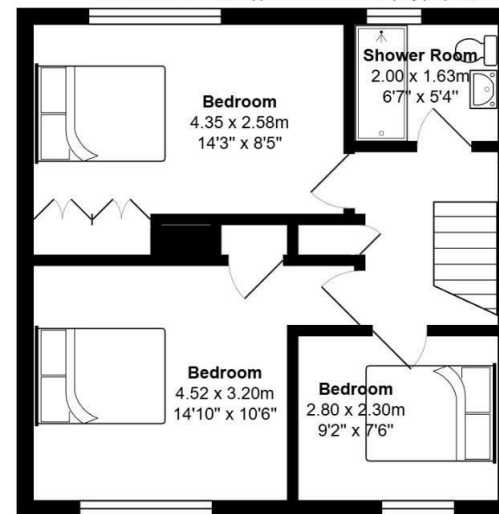
Call now to book your own personal tour.

For More information; https://reports.sprift.com/property-report/?access_report_id=5020810

Please note the property is Timber framed construction. Please check with your Mortgage adviser for suitable products.



Ground floor : 52.5 m² ... 565 ft²



Total Area: 95.9 m² ... 1032 ft²

All measurements are approximate and for display purposes only

First floor : 43.4 m² ... 467 ft²



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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& LUND**