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36 The Moor

| LE67 8GE | Guide Price £250,000

ROYSTON  
& LUND

- PRICE GUIDE  
£250,000  
- 'Unexpectedly re-offered for sale'
- No Upward Chain
- Qualifies Only 5% VAT On Renovations
- Council Tax Band E
- Freehold
- Semi Detached Cottage in a Beautiful Village Location with Countryside Views
- Three Bedrooms
- Ideal Property for Full Renovation
- EPC Rating F





PRICE GUIDE £250,000- Unexpectedly re-offered for sale'

\* Sold with no upward chain\*

A three bedroom semi-detached cottage in a stunning countryside location in the village of Coleorton. Sitting in a plot of over 1/4 acre

This is a fantastic opportunity for a buyer looking for a hands on project to create their dream home. This property is truly a blank canvas to create your own luxury home.

The Cottage sits back from the road with generous front, side and rear gardens. The property currently offers two reception rooms, a conservatory, a kitchen, utility and a downstairs WC. Upstairs there are three bedrooms and the family bathroom.

This is a rare opportunity to purchase a property such as this in a beautiful location. A viewing is highly recommended to appreciate the potential and the location.

For more information:

[https://reports.sprift.com/property-report/?access\\_report\\_id=4850489](https://reports.sprift.com/property-report/?access_report_id=4850489)





### 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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>26</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	



Total area: approx. 170.9 sq. metres (1839.0 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.

**ROYSTON & LUND**