



26 Main Street
| DE11 8AE | Guide Price £220,000

ROYSTON
& LUND

- Guide Price of £220,000 to £230,000
- No Upward Chain
- Two/Three Bedroom Semi-Detached Bungalow
- Sizable Living Room
- Kitchen With Integrated Appliances
- Garage & Driveway
- Private Rear Garden
- EPC Rating - D
- Council Tax Band - B
- Freehold





Guide Price £220,000 to £230,000 -
No Upward Chain

Upon entering through the front door, you're welcomed directly into the kitchen, fitted with a range of wall and floor cabinet integrated appliances, and stylish spot lighting. Just adjacent, a spacious living room with a feature fireplace. A central hallway leads to three well-proportioned bedrooms, offering flexibility for family use. A dining room/bedroom has access to the garden. Completing the interior is the shower room.

Externally, the property benefits from its own driveway and front garden. To the rear, you'll find a private garden area, along with a link-detached garage providing excellent storage or additional parking.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	
(55-68) D	67	
(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



Total area: approx. 87.0 sq. metres (936.8 sq. feet)

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.

**ROYSTON
& LUND**