



6 The Dovecote

Breedon-On-The-Hill | DE73 8JD | Offers In The Region Of £190,000

ROYSTON
& LUND

- Offers in the Region of £190,000
- One Bathroom
- Lawn Garden to Rear
- Popular Location: Breedon-On-The-Hill
- EPC: D
- Two Bedroom House
- Fully Fitted Kitchen
- Off-Road Parking
- Council Tax: B
- Freehold





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Royston & Lund are pleased to present this well-positioned two-bedroom semi-detached home. Ideal for first-time buyers, downsizers, this property offers a practical layout, bright living spaces and a pleasant garden setting.

Upon entering, the property opens directly into a spacious living room, creating a welcoming and versatile area for relaxing or entertaining. The room benefits from good natural light and provides access through to the kitchen at the rear, which offers ample cupboard space, work surfaces and direct access out to the garden.

Upstairs, the first floor hosts two well-proportioned bedrooms, both offering comfortable accommodation, along with a family bathroom fitted with a bath and overhead shower, catering to everyday convenience.

Externally, the property enjoys a lawned rear garden complemented by a patio area, ideal for outdoor seating, entertaining or simply enjoying the warmer months. To the front, there is driveway parking and a neat frontage adding to the home's appeal.

This is a fantastic opportunity to acquire a well-located home with scope to personalise, offering a balance of indoor comfort and outdoor space in a popular residential setting. Early viewing is highly recommended.

For more information: https://reports.sprift.com/property-report/?access_report_id=5282218

Freehold

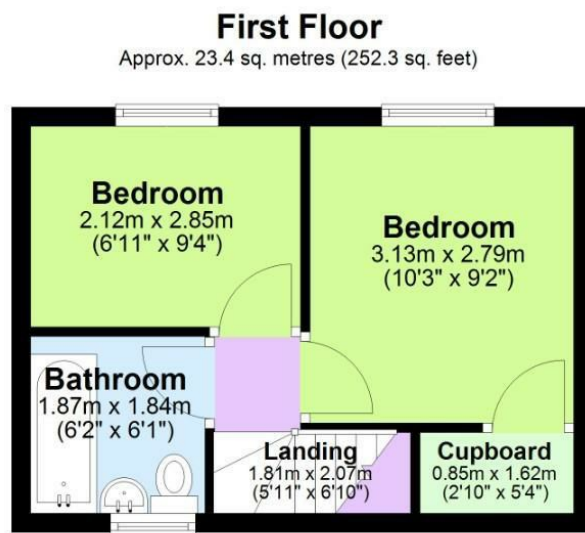
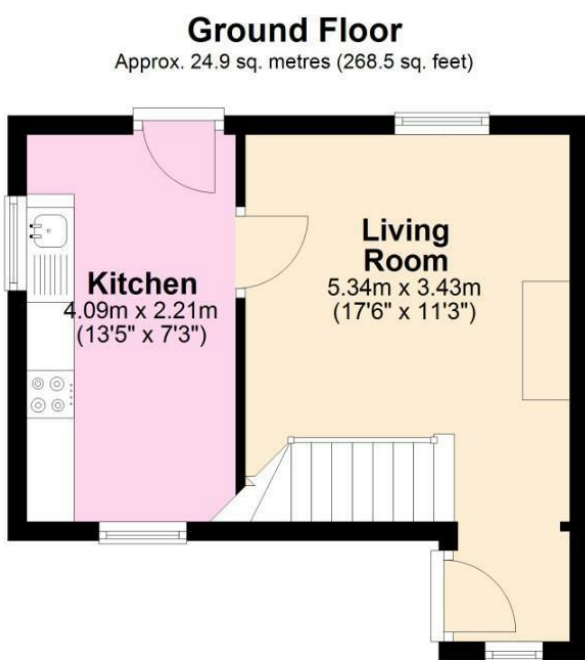


STAGED IMAGE

Furnishings and Décor
are for illustration only



EPC



Total area: approx. 48.4 sq. metres (520.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) 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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