



Tamar Avenue  
Allestree Derby





### Property Description

Hall and Benson are pleased to market this two bedroom detached bungalow in the sought after location of Allestree. Tamar Avenue is in close proximity to a wide range of local amenities including shops, schools, local bus routes and major road links. In brief the property comprises of an entrance hallway proving access to majority of the rooms. A master double bedroom and another single bedroom. A fitted kitchen, the spacious lounge area, an additional dining area, proving ample space, and could be used as a third bedroom, this rooms has french doors leading to the private garden. To truly appreciate what this home has to offer call our team today and book your viewing.

### Hallway

Having access door to the front leading into the hallway with doors off to:-

### Lounge

Having double glazed window to the front and side elevation, carpet flooring, a radiator and feature fireplace.

### Kitchen

Having wall and base units with work surfaces over, gas hob, double electric oven, tiled splashbacks, beams to the ceiling, spot lights, tiled flooring, plumbing for washing machine, UPVC door and window to the side and double glazed bow window to the front

### Bathroom

Having panelled bath, vanity wash hand basin, W.C, storage cupboard and double glazed window to the side

### Dining Room

Having double glazed sliding doors to the rear garden, carpet flooring and a radiator.

## Bedroom One

Having a radiator, carpet flooring, double glazed window to the rear and fitted wardrobes.

## Bedroom Two

Having double glazed windows to the rear and front, carpet flooring and a radiator.

## Outside

To the front of the property is a laid lawn frontage with a concrete driveway providing off road parking, side access and hedge boundary.

To the rear the garden is mainly laid to lawn with concrete path, borders for plants and shrubs, shed and gravelled seating area.













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Hall & Benson on

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EPC Rating: Council Tax  
 Awaited Band: D

**view this property online [hallandbenson.co.uk/Property/ATR102427](http://hallandbenson.co.uk/Property/ATR102427)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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