

Hollowood Avenue

Littleover, Derby, DE23 6JD

John 
German



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£265,000

Available with no upward chain is this two-bedroom detached bungalow, enjoying a private location with a detached garage and low maintenance garden.

Situated on an enviable plot, the property is set back from the road with a large driveway, tucked away in a private location. This two-bedroom detached bungalow has a wealth of potential to re-configure or extend (subject to necessary permission) to a discerning purchasers requirements, whilst currently offering comfortable living accommodation with a kitchen, lounge/diner, two bedrooms, bathroom, conservatory and detached garage. Outside to the rear of the property is a westerly facing low maintenance garden, perfect for summer evenings. There is a convenience store and bus routes at the end of the road and a full range of great local amenities in Littleover village and the surrounding area.

Entering the property into the hallway, there are doors off to the kitchen, sitting room, dining room, bedrooms, bathroom and a useful storage cupboard and airing cupboard. Moving into the kitchen, it has a range of base and eye level units and rolled edge preparation surfaces with inset one and a half composite sink and drainer. There is space and plumbing for a washing machine and integrated appliances including a fridge and an oven with four ring gas hob with extractor fan canopy over. The kitchen benefits from two UPVC double glazed windows to the front and side. Situated at the front of the bungalow is the lounge/diner which has a feature fireplace with inset electric fire and square UPVC double glazed bay window. The principal bedroom has useful built-in wardrobes and a UPVC double glazed window to the rear. In the second bedroom there is a UPVC double glazed window to the side and UPVC sliding door providing access to the rear garden. The bathroom has a white suite comprising; pedestal wash hand basin, low-level WC, bath, shower cubicle with electric shower, ladder style heated towel rail and UPVC double glazed opaque window to the side elevation. Accessed outside via the covered car port, the conservatory has single glazed windows in wooden frames to side and rear with power and lighting.

Outside, to the front of the property is a spacious tarmac driveway providing ample off-street parking for multiple vehicles, whilst also being suitable for a caravan/motorhome. The driveway leads to a single detached garage, with power and lighting and the adjacent carport area. To the rear of the property the garden is low maintenance with a westerly outlook, consisting of block paved patio seating area with well-established herbaceous and planting borders.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

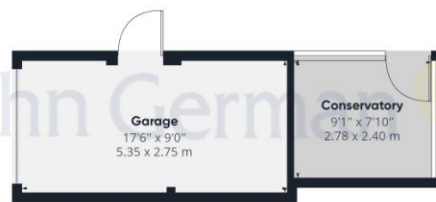
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/140823

Local Authority/Tax Band: Derby City Council / Tax Band D







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Approximate total area⁽¹⁾
939.51 ft²
87.28 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

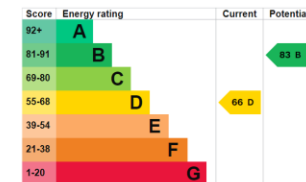
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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