

Curborough Drive, Derby, Derbyshire

Two Bedroom Semi Detached House | Refitted Kitchen & Shower Room | Front Porch | Conservatory | Larger Than Average Corner Plot | Large Outbuilding With Power and Light | Security Cameras and Alarm | No Upward Chain

Asking Price: **£170,000 (Offers Over)**

KELLER WILLIAMS DERBY
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DESCRIPTION

Keller-Williams Derby are proud to present this delightful modern and much improved two-bedroom semi-detached house situated within the popular suburb of Alvaston in Derby with no upward chain. The property rests on a larger than average corner plot in a quiet cul-de-sac and benefits from gas central heating with thermostatic radiator valves and UPVC double glazing throughout. Tastefully decorated, the property is further enhanced by the addition of an extended front porch, a conservatory and refitted kitchen and shower room. The garden also benefits from a large timber outbuilding with power and lighting. Upon completion, this home will briefly comprise: - GROUND FLOOR: Entrance Porch, Living Room, Refitted Kitchen, Conservatory. FIRST FLOOR: Landing, Two Bedrooms, Refitted Family Shower room. OUTSIDE: Large Timber Outbuilding, Block Paved Front Driveway with Off-Road Parking, Good Size Rear Garden on Corner Plot.

Council Tax Band: A





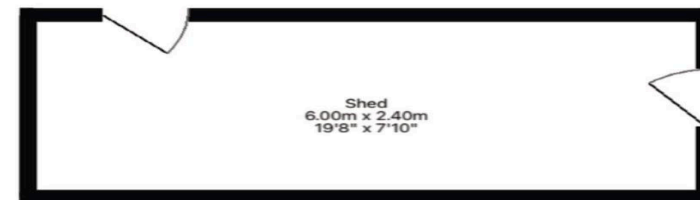
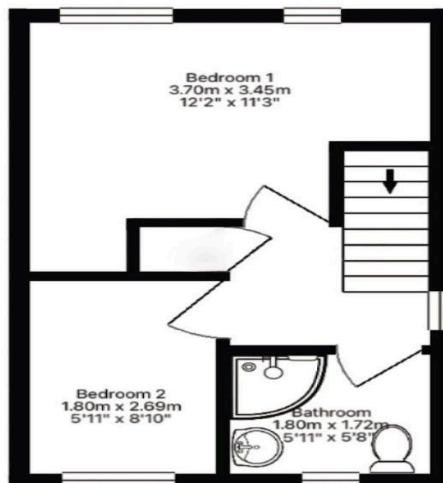
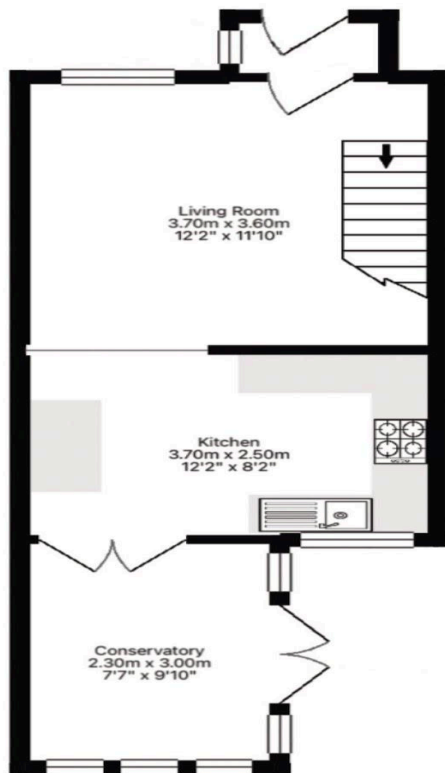
Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
		72	89
EU Directive 2002/91/EC			

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



TOTAL APPROX. FLOOR AREA 67.76 sq.m (729.41 sq. ft.)

Whilst 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 for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Do you have a property
to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



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