



# CURRAN BIRDS + CO

Overdale Road  
Derby  
£300,000





# CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



LITTLEOVER SCHOOL CATCHMENT AREA - A most spacious, four bedroom Victorian end terraced home of immense style and character. The property offers around 1500 square feet of stylish, beautifully appointed accommodation, set within this ever popular location within easy access of excellent amenities in Littleover and Derby City Centre. This property has been beautifully upgraded over recent years and retains a wealth of character features that blend seamlessly with stylish modern fittings and including a stunning contemporary breakfast kitchen with high quality appliances.

The property in brief offers: entrance vestibule and hallway with Minton tiled floor, spacious living room with large bay window, separate dining room, ground floor shower room wc and high specification breakfast kitchen. The first floor landing provides access to four bedrooms, including three generous double bedrooms and a well appointed bathroom.

















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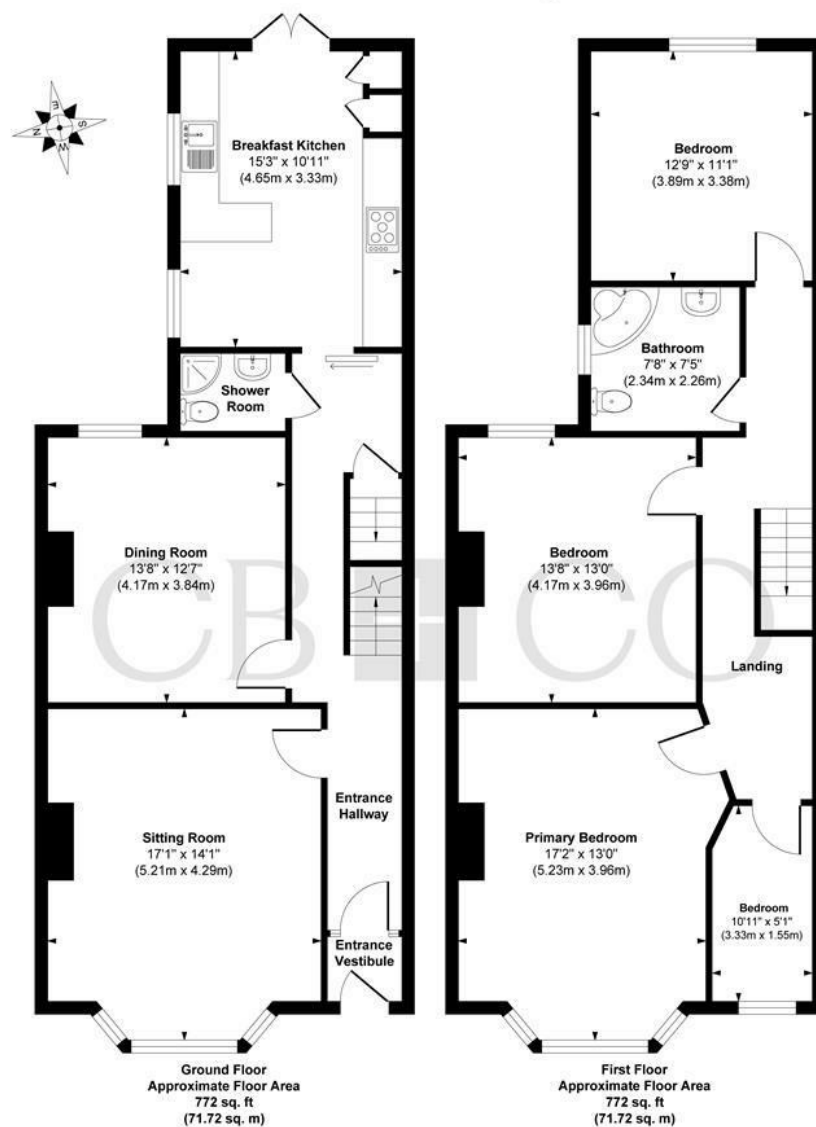








Overdale Road, Derby



Approx. Gross Internal Floor Area 1544 sq. ft / 143.44 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Most Spacious & Upgraded Victorian End Terraced Home
- Littleover School Catchment Area
- Around 1500 Square Feet of Accommodation
- Entrance Vestibule, Entrance Hallway with Minton Tiled Floor & Cellar
- Living Room with Bay Window, Dining Room & Ground Floor Shower Room
- Stunning High Specification Breakfast Kitchen
- Four Bedrooms Including Three Generous Double Bedrooms & Bathroom
- Block Paved Frontage & Landscaped Rear Garden
- Close to Littleover Village & Derby City Centre
- No Chain Involved

### Size

Approx 1544.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

B

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Let's *Talk*

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