



bagshaws
residential
for sale
Derby
01332 361308
bagshawsresidential.co.uk

Woodsford Drive, Boulton Moor Derby DE24 5AX

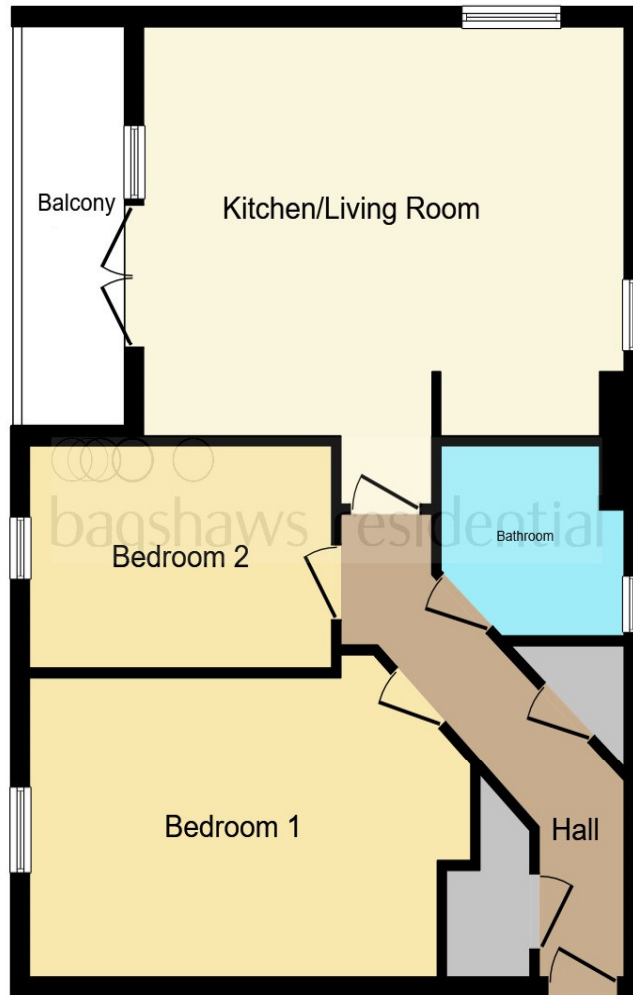

bagshaws
residential

welcome to

Woodsford Drive, Boulton Moor Derby

Bagshaws Residential are proud to present to you this two bedroom flat in the Boulton Moor area offering convenient access to local amenities, transportation links, leisure facilities. This property is ideal a couple seeking a new nest or even a first time buyer.





Lounge

11' 1" x 11' 9" (3.38m x 3.58m)

Kitchen

11' 8" x 6' 11" (3.56m x 2.11m)

Bedroom 1

16' 6" x 9' 8" (5.03m x 2.95m)

Bedroom 2

11' 2" x 7' 8" (3.40m x 2.34m)

Lounge

11' 1" x 11' 9" (3.38m x 3.58m)

Hallway

Bathroom

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

welcome to

Woodsford Drive, Boulton Moor Derby

- 2 Bedroom Modern Flat
- Large Master Bedroom
- Open Plan Kitchen Diner/ Living Room
- Council Tax Band B
- A Small Balcony

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Nestled in the charming neighbourhood of Boulton Moor, this immaculate two bedroom flat with a modern ambience throughout presents an exceptional opportunity for harmonious living, or a perfect entry point into the property market.

In brief, this property comprises of; a spacious hallway with LVT flooring seamlessly throughout creating a pristine and inviting ambience, a generous master bedroom with ample space, a slightly smaller second bedroom but still comfortably sized, a modern bathroom exuding sophistication with LVT flooring and grey tiles, an open plan kitchen diner and living room with a small balcony. The kitchen area comprises of white modern kitchen cabinets for ample storage solutions and integrated appliances such as an oven, an extractor fan and gas hob.

Externally, the property also boasts 2 allocated parking spaces.

This property is ideally located, offering convenient access to local amenities, transportation links and leisure facilities. Its modern design and well- maintained condition make it ready for immediate occupation

£105,000



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY119047](https://www.bagshawsresidential.co.uk/Property/DBY119047)



Property Ref:
DBY119047 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01332 361308



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)