



**Balfour Road, Derby DE23 8UQ**



**welcome to**

**Balfour Road, Derby**

For sale with no onward chain is this conventional two bedroom semi-detached bungalow, offering great potential to enhance and improve. The property offers great room sizes and a generous enclosed rear garden.





### Entrance Hall

### Kitchen Diner

13' 7" x 10' 8" ( 4.14m x 3.25m )

### Living Room

12' 11" x 10' 4" ( 3.94m x 3.15m )

### Bathroom

### Bedroom One

11' 11" x 9' 10" ( 3.63m x 3.00m )

### Bedroom Two

8' 5" x 8' ( 2.57m x 2.44m )

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)

welcome to

## Balfour Road, Derby

- Two Bedroom Semi-Detached Bungalow
- Lounge and Kitchen Diner
- Generous Enclosed Rear Garden
- No Onward Chain
- Council Tax Band A

Tenure: Freehold EPC Rating: Awaited

**£160,000**

Located in the sought after part of Derby, close to the City Centre is this semi-detached bungalow offering excellent opportunity to enhance and improve. Situated close to Rolls Royce, within the catchment for a number of schools and close to shops and local amenities this property would make an ideal family home. The property is offered with no onward chain.

The property in brief comprises; a central hallway, lounge to the front with box-bay window, two double bedrooms, kitchen dining room to the rear with pantry cupboard, bathroom with airing cupboard. Outside is a generous enclosed rear garden with large patio and decking area, as well as access to an outside store. To the front is low-maintenance garden mainly laid to gravel. Subject to the appropriate permissions, a dropped kerb could be made to create off-road parking.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBY119405 - 0002

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