



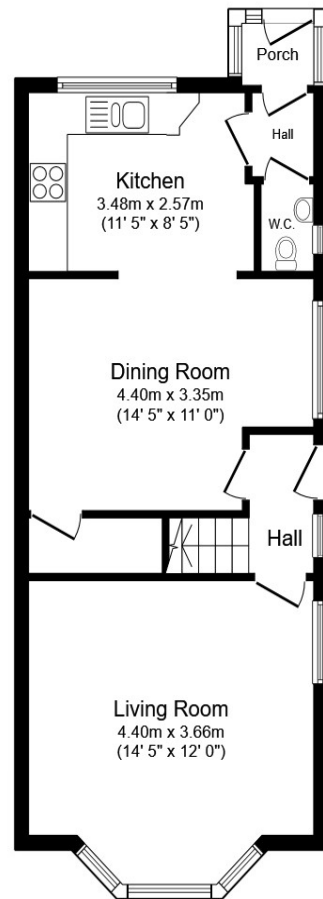
Radcliffe Drive, Derby DE22 3LB

welcome to

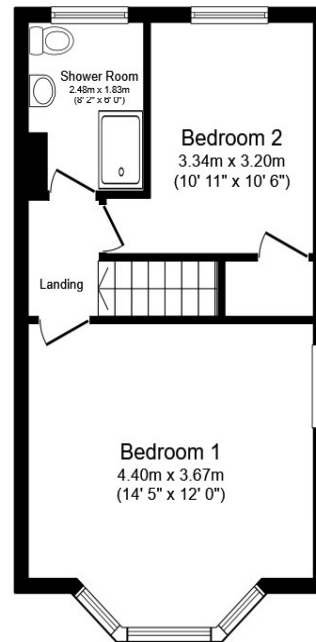
Radcliffe Drive, Derby

Beautiful two-bedroom semi-detached home in Littleover, set on a generous corner plot with a large driveway. Features a spacious bay-fronted lounge, open-plan extended kitchen-diner, downstairs WC, two bedrooms and a modern shower room. Ideal first home.





Ground Floor



First Floor

Total floor area 86.4 m² (930 sq.ft.) approx

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.propertybox.io

Living Room

12' 1" MAX x 13' 1" + BAY (3.68m MAX x 3.99m + BAY)

Dining Room

15' 1" MAX x 10' 7" MAX narrowing to 7' 5" MAX (4.60m MAX x 3.23m MAX narrowing to 2.26m MAX)

Kitchen

10' 8" MAX x 9' 2" MAX (3.25m MAX x 2.79m MAX)

Bedroom 1

14' 4" + BAY x 9' 8" MAX (4.37m + BAY x 2.95m MAX)

Bedroom 2

14' 4" INTO RECESS x 9' 8" MAX (4.37m INTO RECESS x 2.95m MAX)

Bathroom

8' 1" MAX x 6' MAX (2.46m MAX x 1.83m MAX)

welcome to Radcliffe Drive, Derby

- Two-bedroom semi-detached home
- Set on a generous corner plot
- Large driveway with ample parking
- Spacious bay-fronted living room
- Extended open-plan kitchen diner

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£210,000



Please note the marker reflects the
postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY121236](https://www.bagshawsresidential.co.uk/Property/DBY121236)



Property Ref:
DBY121236 - 0002

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)