

Frampton Gardens, Littleover Derby DE23 3WX



welcome to

Frampton Gardens, Littleover Derby

This modern end town house is nicely tucked away in the pleasant cul-de-sac in the sought after location of Heatherton Village. The property is well presented throughout and is being offered for sale with no onward chain. There is off road parking, enclosed rear garden and excellent road links.













Entrance Hallway

UPVC window to front and doors leading to;

Lounge

14' 1" x 13' ($4.29m \times 3.96m$) Having French doors to the rear, electric fire and carpet flooring.

Kitchen

8' 6" x 6' 8" (2.59m x 2.03m) Having a range of matching wall and base units with contrasting worksurfaces over, stainless sink drainer, integrated fridge, space for a washer, flooring and a window to the front.

First Floor Landing Bedroom One

13' 7" x 13' (4.14m x 3.96m) Having two window to the front, radiator and carpet flooring,

Bedroom Two

11' 1" x 6' 8" ($3.38m \ x \ 2.03m$) Having a window to the rear, radiator and carpet flooring.

Bathroom

Having a matching white three piece suite comprising of a bath, w/c, wash hand basin, radiator, tiled , flooring and a window to the rear.

Outside

To the front is off road parking. To the rear the property is a garden which mainly laid to lawn, patio area, pathway and is enclosed within a fenced surround.





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Frampton Gardens, Littleover Derby

- COUNCIL TAX BAND B
- Modern End Townhouse Lounge and Fitted Kitchen
- Two Bedrooms
- Bathroom
- Off Road Parking

Tenure: Freehold EPC Rating: C

£189,950





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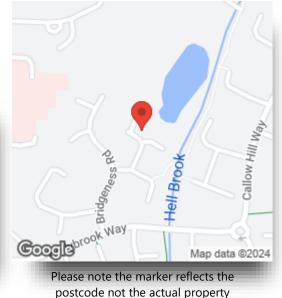
Property Ref:

MVR107985 - 0019

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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