



**Frampton Gardens, Littleover Derby DE23 3WX**



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**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 x 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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR107985 - 0019

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