









welcome to

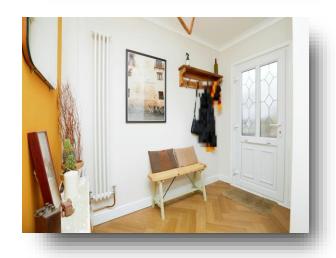
Merridale Road, Littleover Derby

Bagshaws Residential are pleased to bring to the market this traditional semi detached home is located within the sought after area of Littleover and is presented to a very high standard. The property has had extensive renovations,













Entrance

Having a door to the front, LVT wood flooring and radiator.

Lounge

12' 10" x 10' (3.91m x 3.05m)

Having a double glazed window to the side and a bay window to the front, gas fire and a radiator.

Dining Area

12' 7" x 10' (3.84m x 3.05m)

Kitchen

12' 7" x 10' (3.84m x 3.05m)

Having a matching range of wall and base units with worktops over, sink drainer, combi boiler, spot lighting, dining area. tiled flooring, spacious pantry area housing combi boiler and door to the rear.

Landing Bedroom One

12' x 10' (3.66m x 3.05m)

Double glazed window to the rear and fitted wardrobes.

Bedroom Two

11' 10" x 10' 8" (3.61m x 3.25m)

Having a double glazed window to the side and front, fitted wardrobes and radiator.

Bedroom Three

 $9' 10" \times 6' (3.00m \times 1.83m)$ Double glazed window to the front.

Separate W/C Bathroom

Having a w/c. p shape bath, wash hand basin, tiled and double glazed window to the rear.

Outside

Having a blocked paved driveway to the front, gate leading to the rear garden. To the rear is a paved patio area summer house, shed, lawned area and is enclosed within a fenced surround.





welcome to

Merridale Road, Littleover Derby

- COUNCIL TAX BAND C
- THREE BEDROOM
- SEMI DETACHED
- BLOCK PAVED DRIVEWAY
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: E

offers over

£280,000









Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/MVR108192



Property Ref: MVR108192 - 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.

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