



**Fenton Road, Mickleover Derby DE3 0EP**



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## Fenton Road, Mickleover Derby

A full inspection of this property will show an entrance hall, lounge, kitchen, a conservatory, two bedrooms, bathroom and two gardens with a garage attached. Near to the centre.



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 inspectors. Powered by [www.focalagent.com](http://www.focalagent.com)

Access to the property is gained via:

### **Entrance Door**

Leading into:

### **Entrance Hall**

Wall mounted boiler, With door off to:

### **Lounge**

16' 3" x 9' 9" ( 4.95m x 2.97m )

Bow window to the front elevation, Laminate flooring, Central heating radiator. Gas fire with slate hearth, door leading into

### **Inner Hallway**

Doors off to:

### **Kitchen**

9' 8" x 8' 4" ( 2.95m x 2.54m )

Fitted kitchen comprising stainless steel sink set in a base unit, further base, wall and drawer units, Partial complementary tiling, work surface, electric hob, cooker hood, door leading into:

### **Conservatory**

17' 9" x 6' 8" ( 5.41m x 2.03m )

Being of uPVC construction on a dwarf brick wall, door leading out to the side elevation.

### **Bedroom 1**

12' 9" x 9' 5" ( 3.89m x 2.87m )

Double glazed window into conservatory, Central heating radiator.

### **Bedroom 2**

9' 4" x 8' 5" ( 2.84m x 2.57m )

Double glazed window to the side elevation.

### **Bathroom**

Bath with wall mounted shower over, wash hand basin, low level wc, frosted double glazed window to the side elevation.

### **Gardens**

To the front of the property the driveway provides off road parking, leading to garage. The rear garden:

### **Garage**

With barn doors and easy accessibility.



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## Fenton Road, Mickleover Derby

- Council Tax band B -Semi-detached Bungalow
- Bow window in Lounge
- Spacious rear garden
- Garage
- Central heating and uPVC double glazed windows

Tenure: Freehold EPC Rating: E

# £195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR108304 - 0007

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