



Wintergreen Drive, Littleover Derby DE23 3TY

welcome to

Wintergreen Drive, Littleover Derby

****SHARED OWNERSHIP - 25%****

Bagshaws Residential is delighted to bring to the market this two bed semi-detached house in Littleover.

Monthly rent and charges equate to £238.31



Entrance Hallway

Entering the property through the entrance door there is a central heating radiator, doors leading to the kitchen and lounge and a staircase leading to the first floor.

Kitchen

10' 3" x 7' 7" (3.12m x 2.31m)

With a window to the front elevation, fitted kitchen comprising of a stainless steel sink set in a base unit, further base, wall and drawer units, space for a cooker, space for a washing machine, space for further appliances, rolled edge worktops.

Lounge

15' 9" x 12' 1" (4.80m x 3.68m)

With a central heating radiator, patio doors to the rear garden, storage cupboard.

Landing

Provides access to the bedrooms and bathroom.

Bedroom One

12' x 11' 5" (3.66m x 3.48m)

Window to the front elevation, central heating radiator, storage cupboard.

Bedroom Two

12' x 9' 8" (3.66m x 2.95m)

Window to the rear elevation, central heating radiator, storage cupboard.

Bathroom

6' 6" x 5' 8" (1.98m x 1.73m)

Bath with shower attachments, low level w/c, wash hand basin, window to the side elevation.

External

To the front of the property there is a driveway for multiple vehicles with mature shrubbery. To the rear of the property there is a private, enclosed garden with mature plants and shrubbery.



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Wintergreen Drive, Littleover Derby

- **SHARED OWNERSHIP - 25%**
- COUNCIL TAX BAND: B
- Two spacious bedrooms
- Driveway for multiple cars
- Littleover school catchment area

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 149 years from 27 Jun 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£40,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR108264 - 0005

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.



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