





Chester Road, Littleover Derby DE23 3WJ

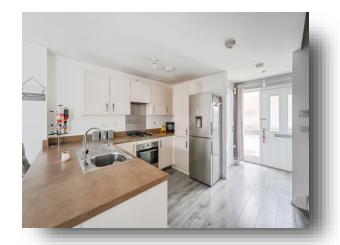


welcome to

Chester Road, Littleover Derby

Situated in the sought-after Derbyshire village of Littleover, comprising of entrance hallway, kitchen diner/lounge, two bedrooms, family bathroom and driveway. A great home for the lucky buyer. Call us now to view!













Entrance Hallway

Upon entry through the front door, the entrance hallway provides access to the downstairs w/c comprising of; a wash-hand basin and low-level w/c and kitchen diner/lounge.

Kitchen Diner/Lounge

22' 9" x 14' 9" (6.93m x 4.50m)

Spacious open plan kitchen comprising of a range of base, wall and drawer units with an integrated stainless steel one bowl sink and drainer with a mixer tap, oven, four ring gas hob and overhead extractor hood. With space for additional appliances. Finished with wood laminate flooring and splashback tiling. Next to the kitchen are stairs to the first floor landing. The open plan kitchen diner seamlessly flows into the lounge area, a great space for family gatherings. Finished with a double-glazed window to the side/rear and door opening to the rear garden.

Landing

First floor landing providing access to bedroom one and two and the family bathroom. Finished with carpeted flooring and giving access to the loft.

Bedroom One

11' 8" x 14' 9" (3.56m x 4.50m)

Double bedroom finished with carpeted flooring, a radiator, cupboard storage and two double-glazed windows to the side and front.

Bedroom Two

8' 8" x 14' 9" (2.64m x 4.50m)

Double bedroom finished with carpeted flooring, a radiator and two double-glazed windows to the front.

Bathroom

Three-piece suite comprising of a low-level w/c, wash-hand basin and bath with an overhead shower. Finished with wood laminate flooring.

External

Externally, to the front, a driveway providing off-road parking for multiple vehicles. To the rear, beautifully

laid-to-lawn with a deck area, perfect for seating. Enclosed with wooden fencing for privacy.





welcome to

Chester Road, Littleover Derby

- 25% SHARED OWNERSHIP
- END-TERRACED HOUSE IN LITTLEOVER
- TWO WELL-PROPORTIONED BEDROOMS
- SPACIOUS LOUNGE AND KITCHEN DINER
- OFF-ROAD PARKING FOR MULTIPLE VEHICLES.

Tenure: Leasehold EPC Rating: B

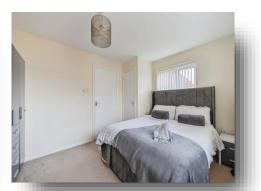
Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 415.46

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Jul 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£55,000









Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/MVR108659



Property Ref: MVR108659 - 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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