



Frazer Close
Spondon Derby



Property Description

We are pleased to offer to the market this two bedroom bungalow in the popular location of Spondon. The property sits within a cul de sac and is only a short distance from a range of local amenities. The property also benefits from some excellent transport links including Spondon train station. In brief the property comprises of: Driveway, garden, kitchen, wet room, two bedroom and a lounge.

Kitchen

12' 4" max x 9' 8" max (3.76m max x 2.95m max)

With fitted carpet, a range of wall and base units, cupboard storage space, a window to the side and rear of the property and door leading to the rear of the property.

Wet Room

Full wet room with shower, wash hand basin, low level W/C, towel radiator and window to the rear of the property.

Bedroom 1

12' max x 9' 10" max (3.66m max x 3.00m max)

With fitted carpet, built in wardrobe and window to the front of the property.

Bedroom 2

9' 10" max x 8' 5" max (3.00m max x 2.57m max)

With fitted carpet and window to the front of the property.



Lounge

15' 2" max x 11' 11" max (4.62m max x 3.63m max)

With fitted carpet, gas fire and window to the rear of the property.

Outside

To the front: Part laid to lawn and part driveway leading to the side of the property.

To the rear: Part paved and part stoned garden with full fenced surround and shed.







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 inspection(s). Powered by www.focalagent.com

To view this property please contact Hall & Benson on

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EPC Rating: C

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Tenure: Freehold



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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