



9 Gary Close, Littleover Derby, DE23 2LG Offers Around £160,000

A DETACHED BUNGALOW, enjoying a well-established a popular residential location, convenient for local amenities, and AVAILABLE WITH IMMEDIATE VACANT POSSESSION. The bungalow offers an excellent opportunity for refurbishment and modernisation to individual taste, and briefly comprises: -

INTERNALLY, Entrance Hall, Lounge, Kitchen, Two Bedrooms, and Bathroom. EXTERNALLY, front garden, driveway to garage space (subject to requirement and obtaining the relevant approvals), and rear garden. EPC G, Council Tax Band C.

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The Property

A detached bungalow, which is in need of an extensive scheme of modernisation and refurbishment, but has the benefit of being available with immediate vacant possession. The property comprises; entrance hall, lounge, kitchen, two bedrooms, bathroom, driveway parking, potential garage space (subject to individual requirements, and obtaining the usual planning and building regulations approvals, and front and rear gardens.



Location

The property enjoys a cul-de-sac position, off Stenson Road, Close to Blagreaves Lane, within walking distance of a local shopping parade, and convenient for more comprehensive amenities within the suburbs of Littleover, Stenson Fields, and Sinfin. A regular bus service operates along Stenson Road to the city of Derby.

Directions

When leaving Derby city centre by vehicle, proceed along Burton Road towards Littleover, and at the ring road traffic lights turn left into Warwick Avenue, then at the next traffic island at The Cavendish, turn right onto Stenson Road, following the road for approximately 1.25-miles, continuing through the traffic lights at the junction with Blagreaves Lane, to then take the right-hand turn into Gary Close.

Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13395.

Accommodation

The detailed accommodation comprises: -

INTERNALLY

Entrance Hall

Having single glazed front door and side window.

Lounge

5.08m x 3.68m (16'8" x 12'1")

Having single glazed window.



Kitchen

2.79m x 2.24m (9'2" x 7'4")

Having fittings comprising; two double base units, stainless steel sink unit with single drainer, plumbing for automatic washing machine, single glazed window, and single glazed door to outside.



Bedroom One

3.58m x 3.20m (11'9" x 10'6")

Having single glazed window.



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Bedroom Two

2.74m x 2.46m (9'0" x 8'1")

Having single glazed window.

Bathroom

1.93m x 1.68m (6'4" x 5'6")

Having suite comprising; low-level WC, pedestal wash hand basin, and panelled bath.

EXTERNALLY

Front Garden

Having lawn, and driveway affording car standing, and leading to potential garage space.

Rear Garden

Having lawn.



ADDITIONAL INFORMATION

Tenure

We understand the property is held freehold, with vacant possession provided upon completion.

Do you need a Survey?

If you are not buying one of our properties, but need a valuation, please contact our offices for further information and advice on 01332 296396. We offer a range of surveys and valuations to cover all house types.

Anti-Money Laundering (AML) Regulations

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

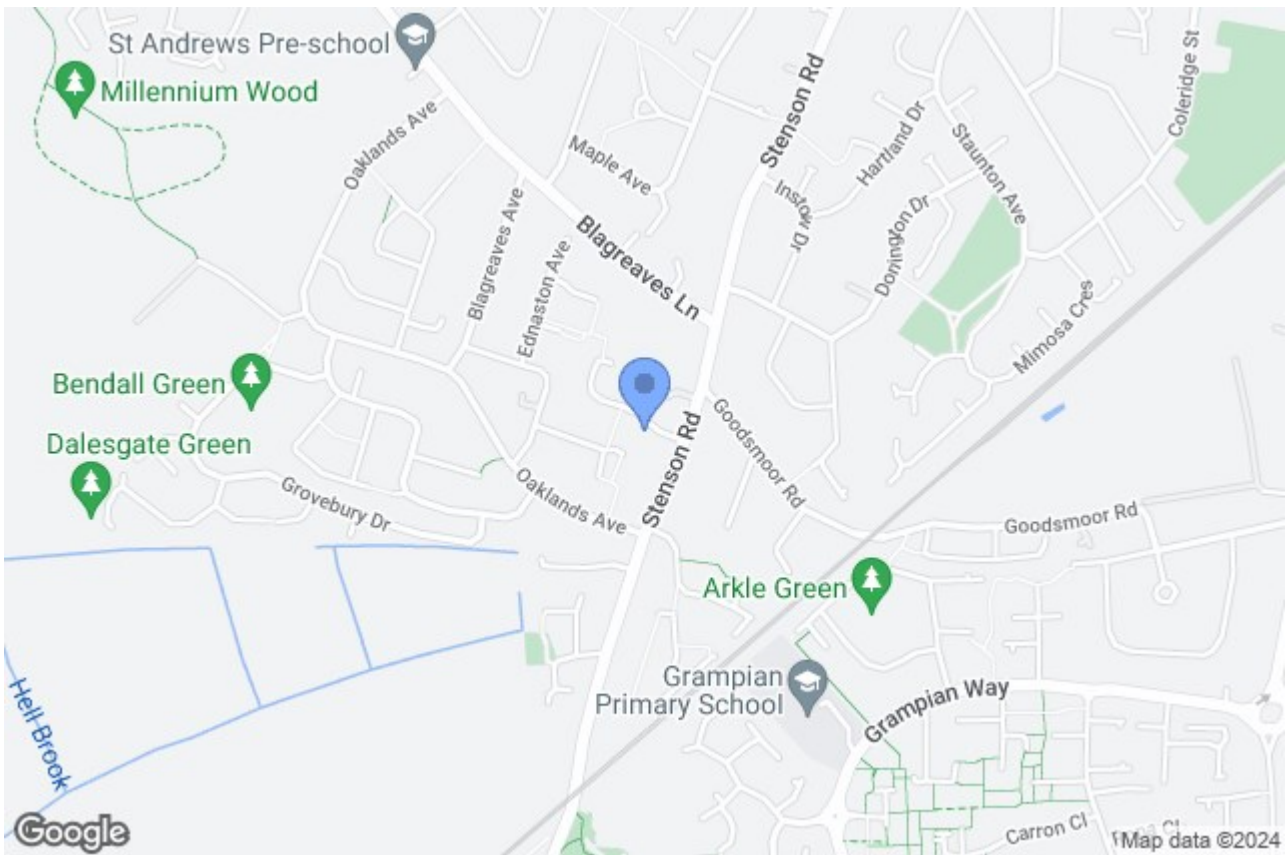
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

REF: R13395

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		18	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought.

All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors.

All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is accepted for any errors or omissions.



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