



## 37 Causeway, Darley Abbey Derby, DE22 2BX £279,000

AN APPEALING, AND WELL-PROPORTIONED THREE-BEDROOMED DETACHED BUNGALOW, enjoying a mature and sought-after residential location, within walking distance of an excellent range of local amenities. Available with IMMEDIATE VACANT POSSESSION, the property is in need of some refurbishment, and having the benefit of gas central heating and extensive UPVC double glazing, briefly comprises: -

INTERNALLY, enclosed entrance porch, entrance hall, front lounge, dining kitchen, conservatory, three bedrooms, and bathroom.  
EXTERNALLY, detached single garage, and mature front and rear gardens. EPC tbc, Council Tax Band D.

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## 37 Causeway, Darley Abbey, Derby, DE22 2BX

### The Property

An appealing detached bungalow, offering a well-proportioned interior comprising; porch, hall, lounge, dining kitchen, conservatory, three bedrooms, bathroom, single garage, and front and rear gardens. The property is offered with immediate vacant possession, and provides excellent scope for refurbishment to individual taste.



### Location

The property enjoys a well-established and popular residential location within walking distance of Park Farm centre and a range of excellent amenities, to include day-to-day shopping, doctors and dentist surgeries, hair and beauty salons, eateries, public houses, and regular bus service to Derby city centre. Ease of access is afforded to Allestree Park, Darley Park, and Markeaton Park, together with the A38 and A52 for commuting throughout the region.

### Directions

When leaving Derby city centre by vehicle proceed north along Kedleston Road, and after passing Markeaton Park on the lefthand side turn right for Park Farm Centre onto Birchover Way, proceed past Park Farm shopping centre and turn second right into Causeway before finding the property on the righthand side.

What 3 Words /// curl.wanted.brands

### Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13502

### Accommodation

Having the benefit of gas central heating and extensive UPVC double glazing, the detailed accommodation comprises: -

#### INTERNALLY

##### Enclosed Entrance Porch

Having UPVC double glazed entrance door, and UPVC double glazed door opening to the: -

##### Entrance Hall

Having built-in cloaks cupboard, further built-in cupboard, and central heating radiator.

##### Front Lounge

4.55m x 3.33m plus (14'11" x 10'11" plus)

Measurements are 'plus bay'.

Having UPVC double glazed bay window to the front, fitted coal-effect gas fire (NOT TESTED), two wall light points, and central heating radiator.





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### Dining Kitchen

4.27m x 3.00m (14'0" x 9'10")

Having fitments comprising; one double base unit, two single base units, drawers, three double wall units, and one single wall unit, together with stainless steel sink unit with single drainer, work surface area with tiled splashback, UPVC double glazed side window, central heating radiator, plumbing for automatic washing machine, and UPVC double glazed French door and side windows.



### Conservatory

Of timber single glazed construction.

### Bedroom One

3.96m x 3.00m (13'0" x 9'10")

Having fitments comprising; built-in double wardrobe, store cupboard, and top cupboards, together with UPVC double glazed window, and central heating radiator.



### Bedroom Two

3.51m x 3.02m max (11'6" x 9'11" max)

Having fitments comprising; built-in double wardrobe, and top cupboards, together with central heating radiator, and UPVC double glazed window.



### Bedroom Three/Dining Room

2.90m x 2.74m (9'6" x 9'0")

Having UPVC double glazed window, and central heating radiator.



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### Bathroom

2.64m x 2.41m (8'8" x 7'11")

Having suite comprising; low-level WC, pedestal wash hand basin, and panelled bath with electric shower unit over, together with tiled walls, central heating radiator, and UPVC double glazed window.



### EXTERNALLY

#### Front Garden

Having mature shrubberies.

#### Detached Single Garage

Of brick construction.

#### Rear Garden

Having patio, lawns, and borders.



### ADDITIONAL INFORMATION

#### Tenure

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

#### 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: -

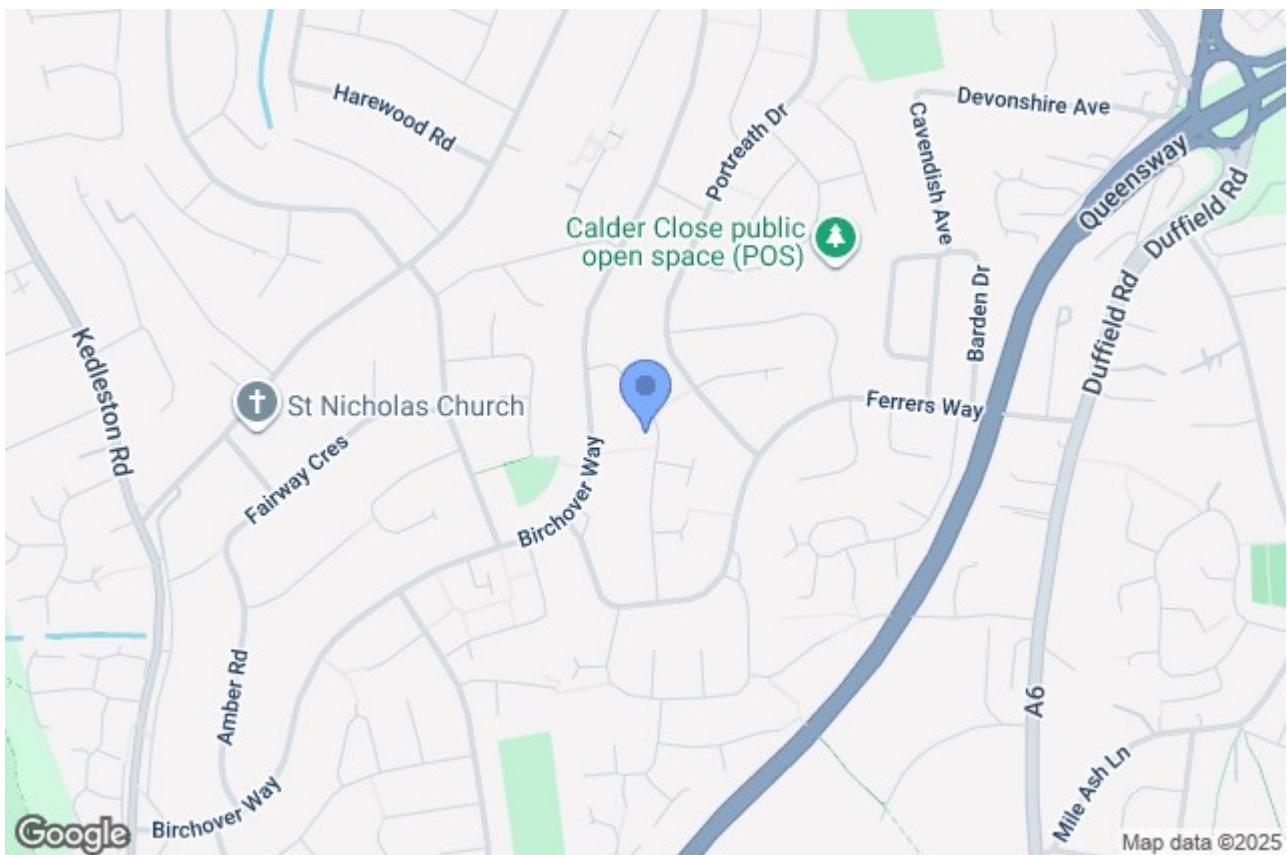
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, 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: R13502**

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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 taken for any error, omission or mis-statement. These plans are for

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