



Mountford Close, Oakwood, Derby, DE21 2TW  
£265,000  
Freehold



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Acquire Sales and Lettings are pleased to bring to the market this three bedroom, detached house, located brilliantly for local amenities and schools with brilliant road links to city centre, A52, A50, M1 and A38. Situated on a popular and quiet cul de sac in Oakwood, the property comprises entrance with access to stairs, living room and kitchen/diner with conservatory off. To the first floor are three bedrooms, bathroom and access to loft. The property also benefits from front garden, enclosed rear garden and driveway leading to garage.



**LIVING ROOM**

15' 6" x 11' 3" (4.744m x 3.436m) W ooden laminate to floor, two gas central heated radiators, feature gas fireplace and upvc double glazed windows to front and side elevation.

**KITCHEN/DINER**

15' 6" x 8' 4" (4.749m x 2.544m) Tiled flooring in kitchen and wooden laminate in dining area. Two gas central heated radiators, upvc double glazed window overlooking rear garden and sliding patio door leading to conservatory. Full range of modern wall and base units with electric oven and gas hob with extractor fan over. Space for appliances including fridge/freezer, dishwasher and washing machine. Under stairs storage.

**CONSERVATORY**

6' 9" x 7' 10" (2.080m x 2.389m) Upvc double glazed windows with patio doors to rear garden. W ooden laminate flooring and ceiling light .

**BEDROOM 1**

8' 8" x 11' 5" (2.660m x 3.494m) Carpet to floor, gas central heated radiator and upvc double glazed window to front elevation. Fitted wardrobe.

**BEDROOM 2**

8' 6" x 8' 4" (2.604m x 2.553m) Carpet to floor, gas central heated radiator and upvc double glazed window to side elev ation. Fitted wardrobe.

**BEDROOM 3**

6' 6" x 8' 2" (1.983m x 2.511m) Carpet to floor, gas central heated radiator and upvc double glazed window to side elev ation.

**BATHROOM**

6' 8" x 5' 7" (2.052m x 1.702m) Tiles to floor, gas central heated towel rail, and upvc frosted window to rear elevation. Tiled walls with three piece suite comprising of panelled bath with shower over, wash hand basin and low level wc.

**OUTSIDE**

To the front is a wrap around lawn area. To the rear is an enclosed, low maintenance garden with access from conservatory and external gates. There is a single, detached garage at the end of the garden with up and over door with driveway in front.

**DISCLAIMER**

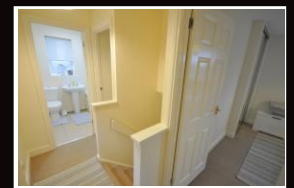
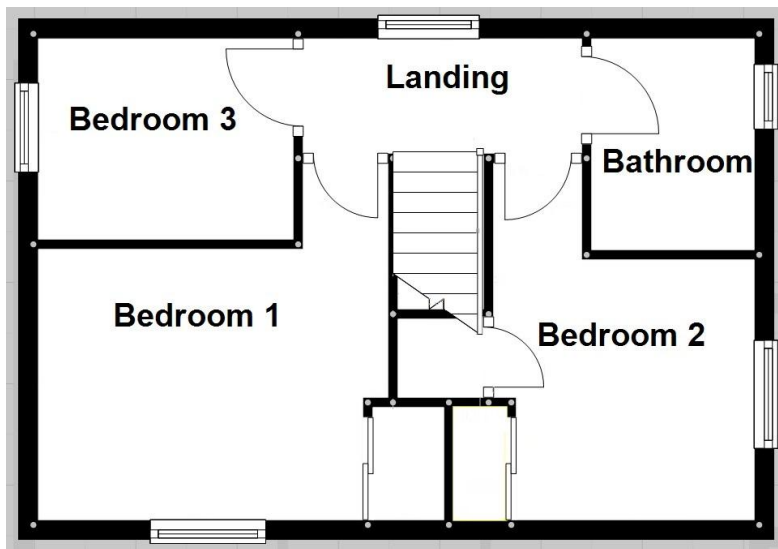
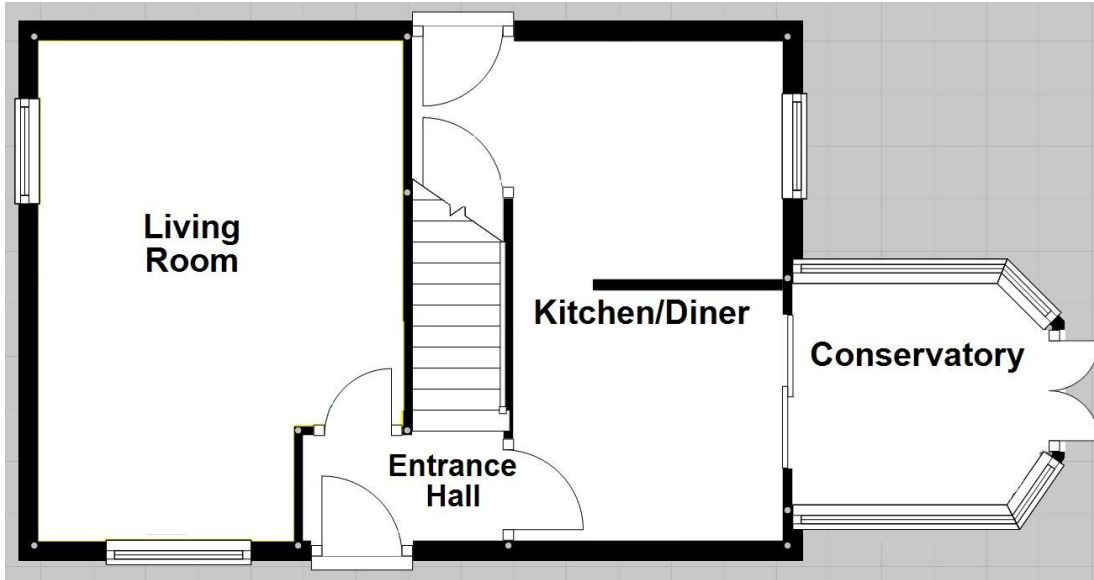
Council tax band C.

Whilst every attempt has been made to ensure the accuracy of the details of floor plan, measurements, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		





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Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'acquire properties' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.