



Vicarwood Avenue
Holbrook Belper



Property Description

Hall & Benson are delighted to offer this spacious two bedroom detached bungalow being sold with NO ONWARD CHAIN with accomodation comprising of entrance hall, lounge, kitchen, bathroom, and two good size bedrooms, externally the property benefits from ample off road parking and a low maintenance rear garden. Close to local amenities and excellent transport links providing easy access to the A38. Viewing is highly recommended.

Entrance Hall

Lounge

13' 10" x 19' 8" (4.22m x 5.99m)

carpet, feature fireplace, window to front elevation, patio door to rear garden, radiator

Kitchen

13' 9" x 9' 9" L Shape Room (4.19m x 2.97m L Shape Room)

fitted kitchen comprising of wall and base units, carpet, window to rear and side elevation, patio door to rear, ceramic hob and electric oven.

Bedroom One

13' 5" x 9' 10" (4.09m x 3.00m)

carpet, window to front elevation, radiator

Bedroom Two

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

carpet, window to rear elevation, radiator

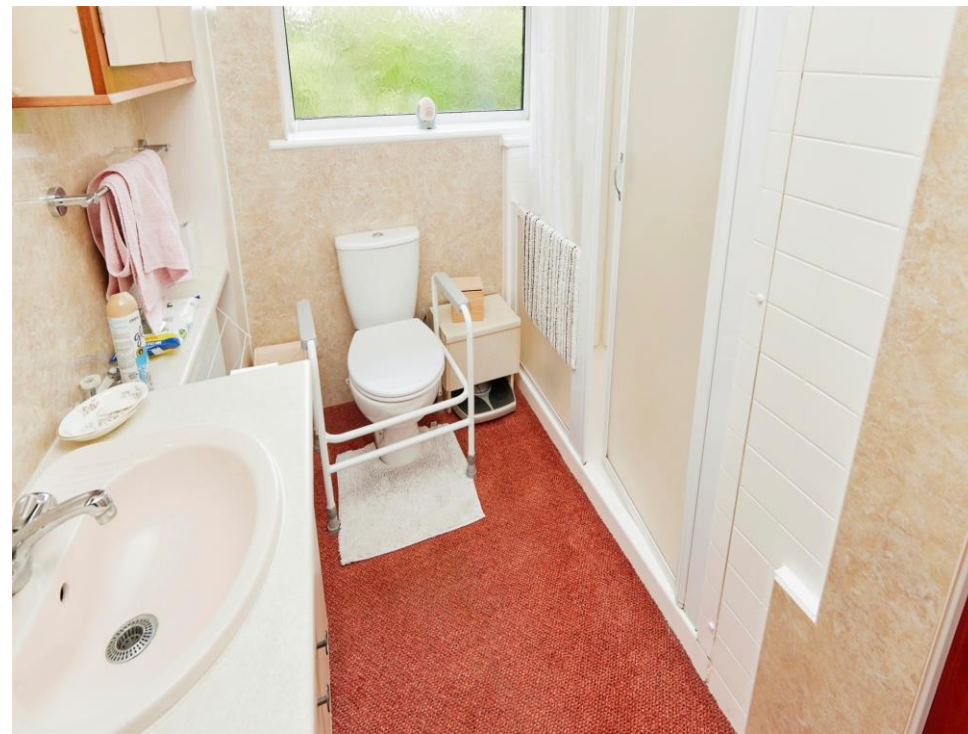
Bathroom

comprising of walk in shower, w/c, basin, window to side elevation and radiator

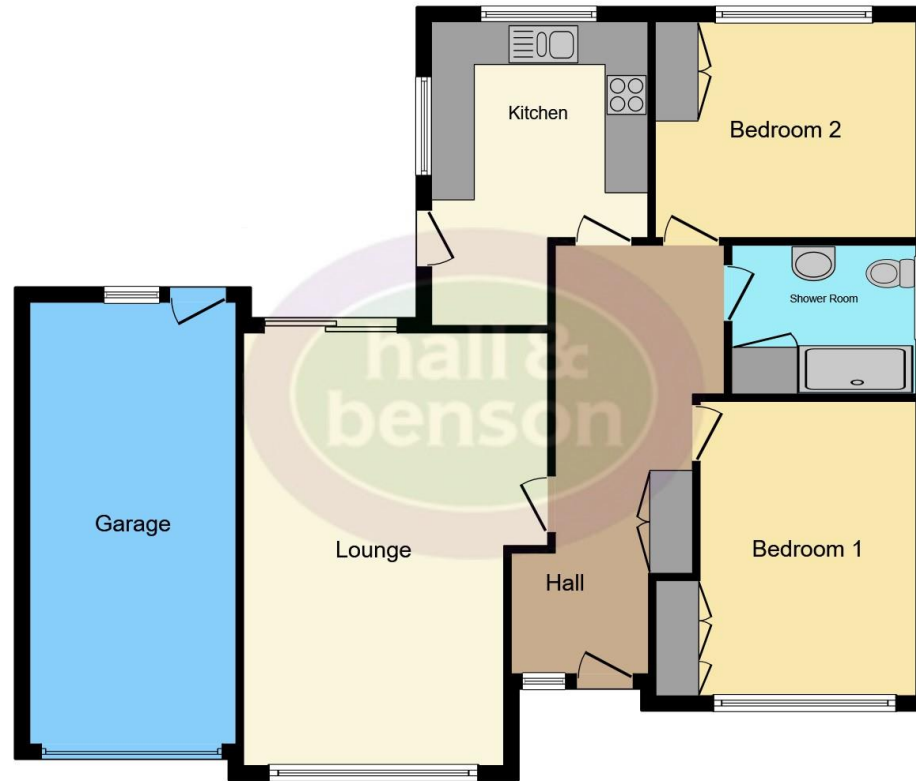
External

The front of the property benefits from a block pave driveway providing ample off road parking, to the rear there is a low maintenance rear garden benefitting from patio and decked areas.









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

T 01773 824232
E belper@hallandbenson.co.uk

2a King Street
BELPER DE56 1PS

EPC Rating: Awaited

Tenure: Freehold

view this property online hallandbenson.co.uk/Property/BPR101588



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.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BPR101588 - 0003