



HUNTERS[®]
HERE TO GET *you* THERE

8 Derwent, Tamworth, B77 2LD


8 Derwent, Tamworth, B77 2LD


£215,000

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this charming 2 bedroom bungalow located in the area of Belgrave in Tamworth.

This property benefits from being in close proximity to both primary and secondary schools, local transport links and local amenities.

This property comprises; Kitchen, Lounge, shower room, two bedrooms and an enclosed garden.

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Front

Block paving driveway, parking for multiple vehicles

Kitchen

14' 7" x 8' 2"

Wood effect vinyl flooring, wall and base units, splash backs, plumbing for washing machine and dryer, built in oven and hob, power point, stainless steel sink and drainer, door to side, down lights

Lounge

16' 9" x 10' 6"

Carpeted, double glazed bay window to front, radiator, power point

Bedroom 1

15' 6" x 9'

carpeted flooring, double glazed window to rear, fitted wardrobes, power point, radiator

Bathroom 2

10' x 9' 6"

Wood effect laminate flooring, radiator, door to garden, power point

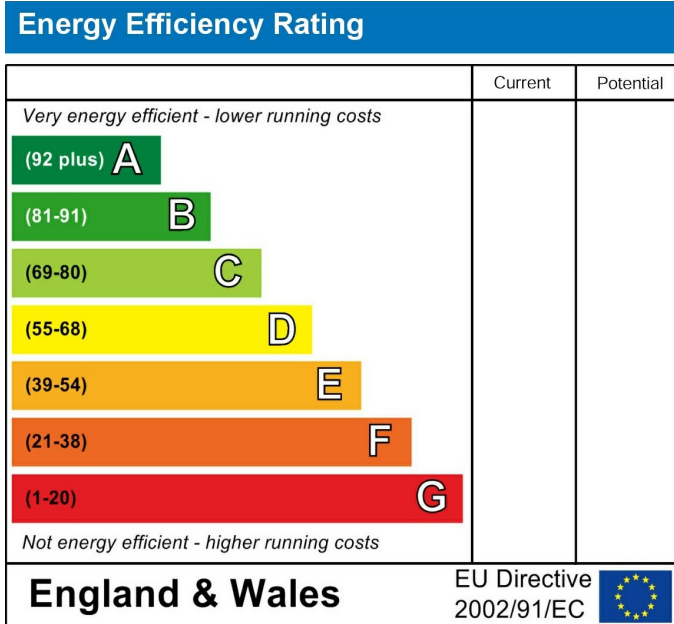
Bathroom

7' x 5' 6"

shower, low flush WC, double glazed window to side, part tiled wall, sink, radiator

Garden rear

Decking, lawn, wooden outbuilding



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



