

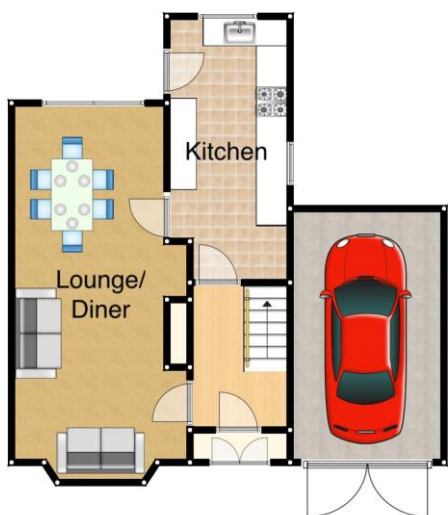


**21 Blenheim Drive, Allestree
Derby, DE22 2LD**

Three bedroom bay window semi detached house with everything going for it. Large corner plot with space for extension, south facing rear garden, brick built garage, large frontage with space to create further off road parking if required and room at the side for hard standing. The property is offered for sale with no upward chain, in clean and tidy condition, with UPVC double glazing, gas central heating and huge potential to add value. To top it all off the property is in a superb location within walking distance of a wealth of amenities, good schooling, Allestree Park and bus links the City Centre.



£249,950



Entrance Porch

UPVC double glazed double doors to an enclosed front porch.

Hallway 5' 11" x 9' 0" (1.80m x 2.74m)

Staircase leading to the first floor with storage under, a central heating radiator, door to the sitting room and a door to the kitchen at the rear.

Lounge/Diner 23' 10" x 10' 11" (7.26m x 3.32m)

Large dual aspect lounge/diner with a UPVC double glazed bay window to the front, sliding patio door to the rear garden, two central heating radiators, a wall mounted gas fire, a door from the hallway and one leading from the dining area to the kitchen.

Kitchen 16' 5" x 7' 5" (5.00m x 2.26m)

Fitted with a range of kitchen cupboards with laminate worksurface, a stainless steel sink drainer and space for appliances including a tall fridge freezer, washing machine and gas cooker. There is also a UPVC double glazed window to the side, one to the rear and a UPVC double glazed back door to the garden.

Bedroom 1 13' 0" x 11' 1" (3.96m x 3.38m)

UPVC double glazed bay window to the front, a central heating radiator and a range of fitted wardrobes with matching drawers.

Bedroom 2 11' 0" x 10' 4" (3.35m x 3.15m)

UPVC double glazed window to the rear and a central heating radiator.

Bedroom 3 6' 6" x 5' 11" (1.98m x 1.80m)

UPVC double glazed oriel window to the front and a central heating radiator.

Bathroom 6' 7" x 5' 5" (2.01m x 1.65m)

Three piece suite including a modern quadrant shower cubicle with sliding glass doors and an electric shower, a close couple WC and a pedestal wash basin. There is also a UPVC double glazed window to the rear, ceramic tiling to the walls, a vinyl floor covering and a central heating radiator.

Garage 15' 9" x 9' 7" (4.80m x 2.92m)

With power, lighting and double timber doors to the driveway at the front.



Disclaimer

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

Energy performance certificate (EPC)

| | | |
|---|---------------------------|---|
| 21 Blenheim Drive Allestree DERBY DE22 2LD | Energy rating C | Valid until: 2 June 2034 |
| | | Certificate number: 0350-2207-9360-2604-7845 |

| | |
|------------------|---------------------|
| Property type | Semi-detached house |
| Total floor area | 82 square metres |

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60