

## 2 Bed Chalet Bungalow - Detached

Price £160,000

 Leven Close, Stenson Fields, Derby, DE24 3HP



IMMEDIATE POSSESSION - NO UPWARD CHAIN - MODERN TWO BEDROOM DETACHED BUNGALOW REQUIRING UPGRADING - LEASEHOLD WITH 40 YEARS REMAINING - WE HAVE BEEN ADVISED THAT THE COST TO PURCHASE THE FREEHOLD WOULD BE £14,000 AND WOULD RUN IN CONJUNCTION WITH THE PURCHASE OF PROPERTY ON THE LEASE - ANNUAL GROUND RENT £125.000 - ENERGY RATING C - COUNCIL TAX BAND B.



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## Detached

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### Reception Hall

Having UPVC opaque double glazed entrance door, radiator, large full height storage cupboard (housing the wall mounted combination gas boiler) and access to roof space.

### Living Room 17'2" x 10'2" (5.25 x 3.11)

Having a wooden fire surround, radiator and UPVC double glazed window to front aspect.

### Kitchen 8'7" x 8'2" (2.64 x 2.50)

Having wall and base cupboards, radiator, UPVC double glazed window and UPVC double glazed door to rear.

### Bedroom One 13'4" x 10'2" (4.07 x 3.10)

Having radiator and UPVC double glazed window.

### Bedroom Two 8'8" x 7'1" (2.65 x 2.18)

Having radiator and UPVC double glazed window.

### Bathroom

Having three piece suite, radiator and UPVC opaque double glazed window.

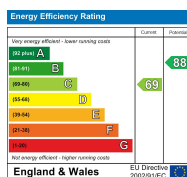
### Outside

The property stands in a cul-de-sac position and has an open plan gravelled fore garden with an adjacent concrete driveway, together with a rear garden.



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