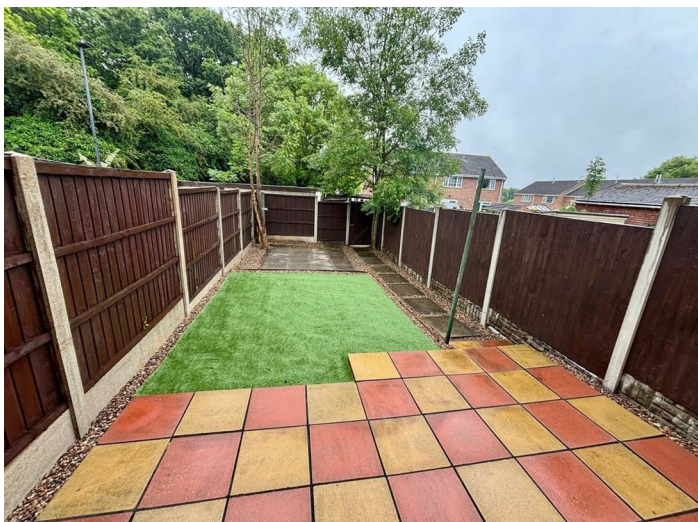


3 Bed House - Mid Terrace

Price £179,950

 Burdock Close, Oakwood, Derby, DE21 2BX



www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co**
EST. 2012
MY PAD GROUP

3 Bed House - Mid Terrace

£179,950

 Burdock Close, Oakwood, Derby, DE21 2BX

A light and spacious well maintained refurbished modern townhouse occupying a delightful private position in this sought after locality and sited on a low maintenance plot with car parking to the rear via a private courtyard. Ideal for the first time buyer or investor, this gas centrally heated and UPVC double glazed property briefly comprises; reception hall, light and spacious sitting room, delightful dining kitchen. On the first floor a landing leads to three bedrooms and bathroom with modern suite. The property is sold freehold. Council tax band B. Energy rating D. SOLD WITH IMMEDIATE POSSESSION AND NO UPWARD CHAIN.

Reception Hall

Having UPVC opaque double glazed entrance door, built in storage cupboards and staircase to first floor.

Sitting Room 14'4" x 14'2" maximum (4.38 x 4.33 maximum)



Having a wooden fire surround, radiator, television and BT connection points, UPVC double glazed bow window to front aspect.



Dining Kitchen 14'2" x 10'7" (4.34 x 3.23)



Having a range of wall and base cupboards with laminated working surfaces, matching breakfast bar, inset stainless steel four burner gas hob with electric oven and grill, canopy extractor hood with down lighter, space and plumbing for automatic washing machine, inset stainless steel sink top with side drainer, hot and cold mixer tap, wood grain effect vinyl floor, concealed wall mounted combination gas boiler, radiator, UPVC double glazed window and UPVC double glazed door to rear garden.



First Floor Landing



With access to roof space and bulk head storage cupboard.

3 Bed House - Mid Terrace

£179,950

 Burdock Close, Oakwood, Derby, DE21 2BX

Bedroom One 14'3" x 8'5" (4.35 x 2.59)



Having a radiator and UPVC double glazed window to rear aspect.

Bedroom Two 11'1" x 7'11" (3.40 x 2.43)



Having a radiator and UPVC double glazed window to front aspect.

Bedroom Three 7'6" x 5'10" (2.29 x 1.79)



Having a radiator and UPVC double glazed window to front aspect.

Bathroom



Having white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with Triton electric shower over, complimentary ceramic part tiled walls and ceiling extractor fan.

Outside



The property occupies a delightful private position at this ever popular residential address. To the front is an open plan gravelled fore garden with a low maintenance rear garden, enclosed by close panelled fencing, laid to an artificial lawned area with patio and separate sun terrace. A pathway leads to gated access to the rear, with a private court yard (leading to an allocated car standing space).



www.phillipsandco.co.uk | 01332 40 25 25

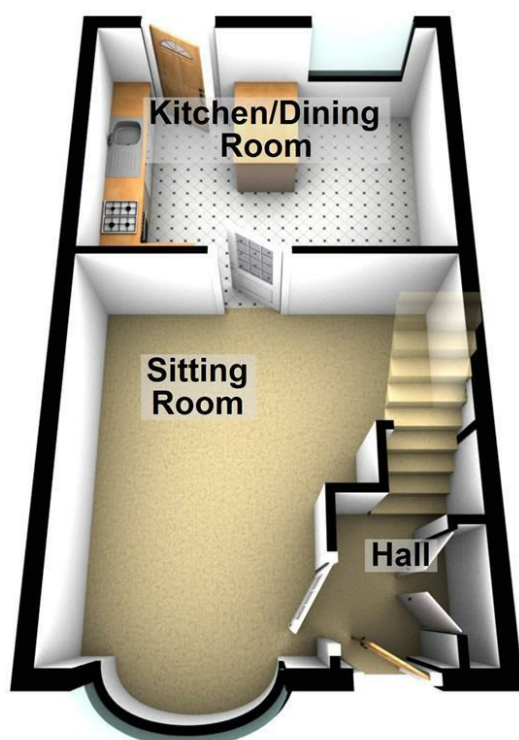
**Phillips
& Co**
EST. 2012
MY PAD GROUP

3 Bed House - Mid Terrace

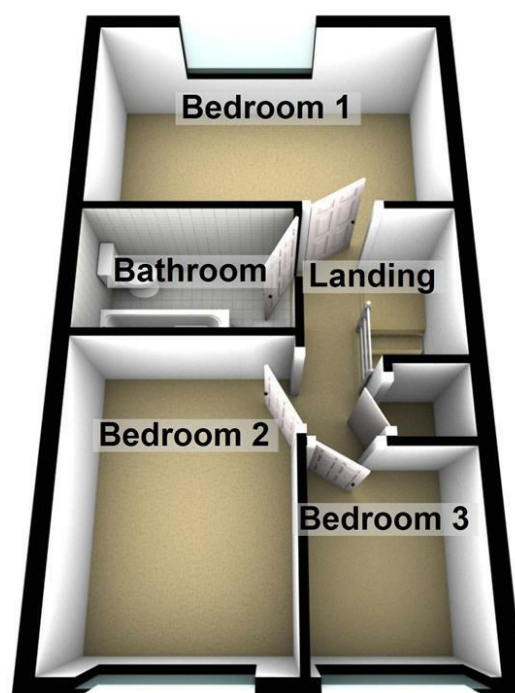
£179,950

 Burdock Close, Oakwood, Derby, DE21 2BX

Ground Floor



First Floor



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(21-38) F			
(1-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	