



Barley Close  
Little Eaton Derby





# Barley Close Little Eaton Derby DE21 5EF

for sale  
**£90,000**



## Property Description

Offered to the market with no upward chain is this first floor two-bedroom flat, ideally located in the popular village of Little Eaton. Well suited to first-time buyers, downsizers or investors, the property enjoys a convenient position with easy access to local amenities, Derby city centre and major road links.

The accommodation is arranged on one level and briefly comprises an entrance hallway, a spacious lounge with ample room for seating and dining furniture, and a fitted kitchen offering a range of units and work surfaces. There are two well-proportioned bedrooms, both suitable for double or generous single use, along with a bathroom fitted with a three-piece suite.

The flat is offered in vacant possession, allowing a smooth and speedy transaction for purchasers looking to move quickly. Early viewing is recommended to appreciate the space and convenient village location on offer.

## Entrance Hallway

Accessed via a timber entrance door to the side elevation and having central heating radiator and store cupboard.

## Kitchen

Fitted with a range of matching wall and base units with laminate work surfaces over, incorporating a sink/ drainer unit with chrome mixer tap over and hob. There is an integral oven, space for fridge/ freezer and washing machine, tiled splashback and window to the front elevation.

## Lounge

Having a window to the front elevation and central heating radiator.

## Bedroom One

Having central heating radiator and window to the rear elevation.

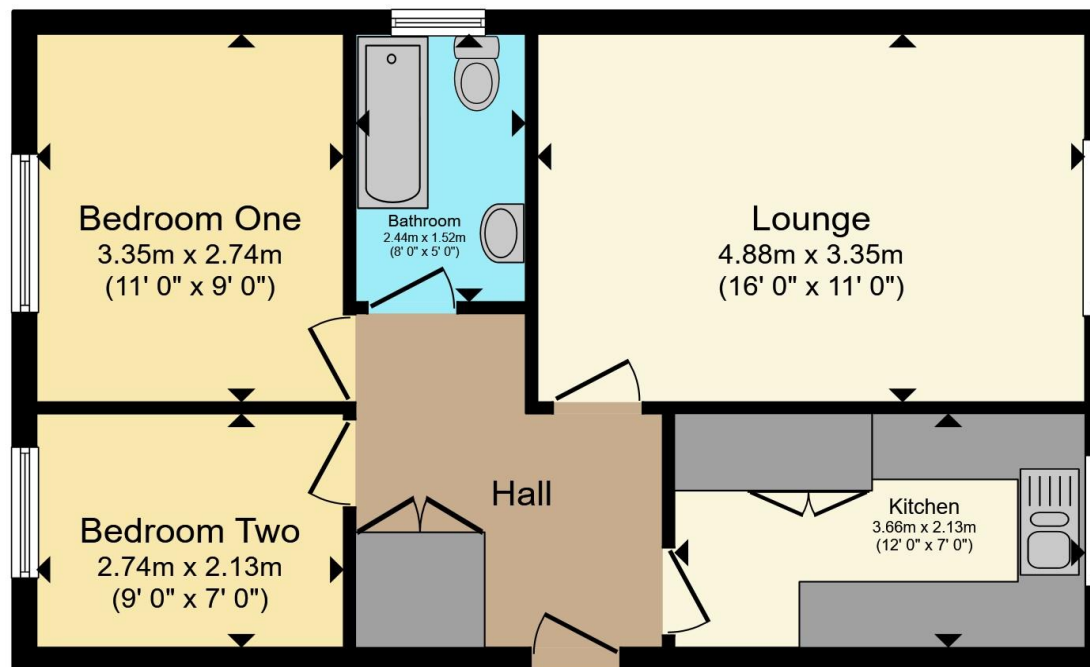
## Bedroom Two

Having central heating radiator and window to the rear elevation.









## Ground Floor

Total floor area 52.1 m<sup>2</sup> (561 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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1-3 Bridge Street  
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EPC Rating: C

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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