

## 2 Bed Bungalow - Semi Detached

Price £200,000

 Brisbane Road, Mickleover, Derby, DE3 9LR



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IMMEDIATE POSSESSION - NO UPWARD CHAIN. A delightful modern semi detached bungalow of some 56 square metres situated in this highly popular locality, offering immense potential to improve / extend (Subject to planning consents). Gas central heating with UPVC double glazing. In brief; reception hall, sitting room, conservatory, kitchen, two bedrooms and shower room. Outside are mature gardens to front and rear with a driveway and garage. The property is sold freehold. Council tax band B. Energy rating D.

## Entrance Hall



Having UPVC opaque double glazed entrance door, double radiator and access to roof space.

## Sitting Room 17'3" x 11'5" (5.26 x 3.50)



Having wall mounted gas fire, radiator and French door to conservatory.

## Kitchen 12'6" x 6'11" (3.82 x 2.13)



Having a range of wall and base cupboards, wall mounted combination gas boiler, full height storage cupboard, UPVC double glazed windows and door to side aspect.

## Conservatory 8'11" x 8'5" (2.72 x 2.57)



Having UPVC double glazed windows with matching French doors to rear garden.

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**Bedroom One 13'6" x 9'10"  
(4.12 x 3.01)**



Having radiator and UPVC double glazed window.

**Bedroom Two 9'3" x 8'5" (2.84 x 2.57)**



Having a recessed full height storage cupboard, radiator and UPVC double glazed window.

**Shower Room**



Having three piece suite with walk in shower, radiator and UPVC opaque double glazed window.

**Outside**



The property occupies a delightful location on Brisbane Road.



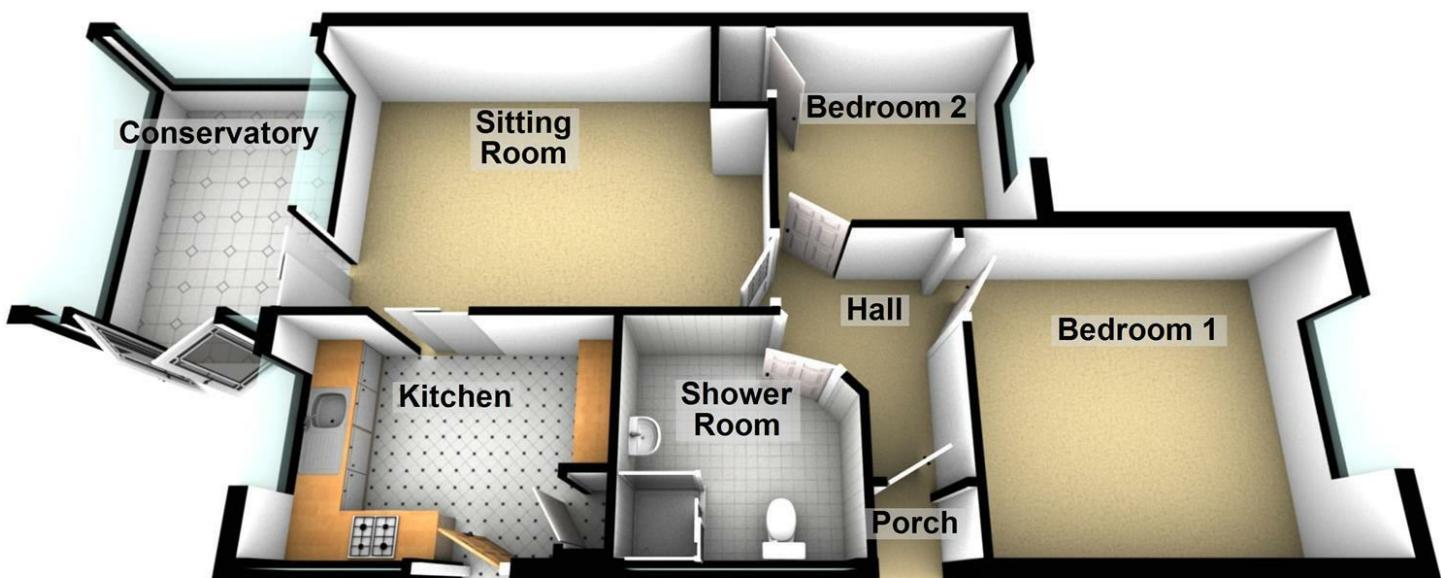
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## Ground Floor



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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
92 plus A	72
91-91	B
89-80	C
89-80	D
88-56	E
85-56	F
85-56	G
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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