



**Scarsdale Avenue, Littleover Derby DE23 6ER**

**welcome to**

## **Scarsdale Avenue, Littleover Derby**

Situated in the sought-after Derbyshire village of Littleover, comprising of an entrance hallway, lounge, dining room, kitchen, utility, conservatory, two bedrooms, en-suite, family bathroom, garage, driveway and rear garden. Call us now to view!



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hallway

Upon entry through the porch, the entrance hallway provides access to the lounge, dining room, kitchen, bedroom one and two and family bathroom.

## Lounge

14' x 11' 9" ( 4.27m x 3.58m )

Cosy lounge, featuring a gas fireplace, finished with carpeted flooring, a radiator, a porthole to the side and a double-glazed bay window to the front.

## Dining Room

11' 6" x 10' 3" ( 3.51m x 3.12m )

Spacious dining room, finished with carpeted

flooring, a radiator and double-glazed bay window to the front.

## Kitchen

11' 7" x 10' 11" ( 3.53m x 3.33m )

Fitted kitchen comprising of base, wall and drawer units, with an integrated overhead extractor hood and sink, with space and plumbing for additional appliances. Finished with tiled flooring, cupboard space, splashback tiling, an archway leading to the utility and a double-glazed window to the side.

## Utility

7' 11" x 7' ( 2.41m x 2.13m )

Accessed through the kitchen, finished with base and wall units, tiled flooring, splashback tiling, a frosted double-glazed window to the side and a door accessing the study room, with space and plumbing for additional appliances.

## Conservatory

9' 10" x 7' 10" ( 3.00m x 2.39m )

Accessed through the utility, finished with tiled flooring, a radiator, patio doors leading out to the rear, a door to the side and a connecting door to the garage.

## Bedroom One

18' 7" x 9' 9" ( 5.66m x 2.97m )

Double bedroom finished with carpeted flooring, a radiator, patio doors to the rear and a connecting door to the en-suite.

## En-Suite

Three-piece suite comprising of a wash-hand basin, low-level w/c and a shower cubicle. Finished with tiled flooring and walls and a frosted double-glazed window to the rear.

## Bedroom Two

11' 6" x 11' 2" ( 3.51m x 3.40m )

Double bedroom finished with carpeted flooring, fitted wardrobes, a radiator and double-glazed window to the side.

## Bathroom

Three-piece suite comprising of a wash-hand basin, low-level w/c and bath. Finished with tiled flooring and walls.

## External

Externally, to the front, a driveway with a carport providing off-road parking for multiple vehicles, a very useful feature especially during different weather spells. alongside a laid-to-lawn patch, surrounded with mature shrubbery. To the rear, partially laid-to-lawn, with a brick paved area, perfect for seating.



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## Scarsdale Avenue, Littleover Derby

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO-BEDROOM DETACHED BUNGALOW
- LOUNGE, DINING ROOM AND KITCHEN

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£399,000**

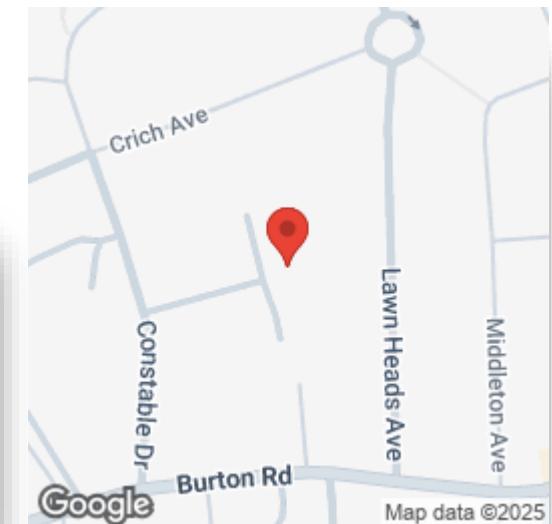


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Property Ref:  
MVR109286 - 0005



Please note the marker reflects the postcode not the actual property

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