

# Burdock Close

Oakwood, Derby, DE21 2BX

John  
German



# Burdock Close

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£170,000

**Popular area of Oakwood with easy access to the main road and close to a bus stop and the Greenway Cycle route. This well presented modern town house would make a great easy maintenance first time purchase or an excellent buy to let with two double bedrooms and private parking. No chain.**

Entrance to the property is via an entrance lobby with a built-in meter cupboard housing the Fuse box and a glazed door opening into the main living room.

The spacious living room has a picture window overlooking the front garden, an "Adam" style fireplace with living flame gas fire. Stairs lead to the first floor.

The kitchen sits to the rear of the house and is fitted with a comprehensive range of base and eye level units with roll edge worksurfaces, inset sink unit with mixer tap, built-in oven and electric hob plus spaces for appliances. Built-in understairs storage cupboard, room for a breakfast table, window to the rear and a rear entrance door leading out onto the patio.

On the first floor a central landing has doors leading off to the two double bedrooms and into the bathroom which is fitted with a low flush WC pedestal washbasin and a panelled bath with shower attachment and glass screen. Tiled splashbacks and a built-in over stairs airing cupboard.

Outside the property is set back from the road behind an attractive lawned front garden with herbaceous shrubs and a paved pathway leading to the front door.

The rear garden is designed to be low maintenance with a generous paved patio leading onto a gravelled area with raised borders. Gated access to the rear of the garden opens onto the private parking area where there is also a timber garden shed. The neighbours have built garages or carports if desired, subject to permission of course.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

**Property construction:** Traditional

**Parking:** Off road parking

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Derby City Council / Tax Band A

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/04062026







Ground Floor



Floor 1

John German

Approximate total area<sup>®</sup>  
56.5 m<sup>2</sup>  
608 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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## Agents' Notes

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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## John German

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