



## **70 Pritchard Drive, Derby, DE74 2AZ**

**Offers In The Region Of £205,000**

This is a perfect opportunity for a first time buyer, professional or an investor to acquire this well presented two bedroom semi-detached property in the sought after location of Kegworth, with excellent links to Derby, Leicester and Nottingham Cities via the M1/M42 motorways with close proximity to Parkway railway station.

The property is located on a quiet Cul-de-sac which is less than ten years old. The accommodation comprises of a entrance hallway with laminate flooring, guest cloakroom, fitted kitchen with built in wall and base units, built in electric oven and gas hob with extractor hood. A spacious lounge having laminate flooring, under stairs storage and UPVC double doors leading to the garden. To the first floor has two double bedrooms and fitted three piece family bathroom. Outside of the property has two parking spaces to the front elevation and enclosed rear garden. Viewing highly recommended.

## ACCOMMODATION

### LOWER FLOOR

#### ENTRANCE HALL 11'8" x 3'4" (3.58 x 1.02)

With laminated flooring, central heated radiator, doors leading to downstairs WC, Kitchen, Lounge and stairs leading to first floor.

#### LOUNGE 13'1" x 11'1" (4.01 x 3.38)

With UPVC double glazed doors opening to a seated area and garden, laminate flooring, central heated radiator and useful under stair cupboard.

#### KITCHEN 11'8" x 6'3" (3.56 x 1.91)

With a range of fitted wall and base units, built in electric oven and gas hob with extractor hood and complementing work surfaces. A UPVC window overlooking the front of the property and Central heating radiator.

#### GUEST CLOAKROOM 5'8" x 2'9" (1.73 x 0.86)

With a UPVC double glazed window. A suite comprising of a WC, pedestal wash basin and central heating radiator.

### UPPER FLOOR

#### LANDING

With access to the roof space. Rooms leading off.

#### BEDROOM ONE 13'1" x 7'10" (3.99 x 2.39)

With UPVC double glazed window, laminate flooring and central heating radiator.

#### BEDROOM TWO 13'1" x 8'0" (max) (3.99m x 2.44m (max))

With UPVC double glazed window and central heating radiator.

#### FAMILY BATHROOM 6'9" x 6'3" (2.08 x 1.93)

With a suite comprising of bath with shower over and fitted shower screen. WC. Wall mounted wash hand basin and central heating radiator.

### FRONT OF PROPERTY

The property sits in a quiet position and is accessed via the Tarmac driveway which provides off road parking. Decorative Stone to the front providing access to the front door.

### OUTSIDE REAR

With a private enclosed garden, consisting of a terrace, a traditional lawn with a beautiful private decking area for entertaining which is enclosed by fencing and shrubbery borders.

## Disclaimer

### Property Particulars

These particulars are provided in good faith for general guidance purposes only and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no warranty or representation is given as to its correctness. All prospective purchasers should independently verify the information to their satisfaction.

### Measurements and Floorplans

All stated room dimensions, floor areas and floorplans are approximate and are intended for illustrative purposes only. They should not be relied upon for the purchase of furnishings, appliances, or fixtures. Prospective buyers are advised to undertake their own measurements where accuracy is required.

### Legal and Financial Information

Information relating to tenure, lease details, service charges, ground rent, council tax, planning permissions, building regulations, or other legal matters should be confirmed by your solicitor or licensed conveyancer prior to exchange of contracts. Buyers are responsible for satisfying themselves on all material matters.

### Regulatory Information

#### Anti-Money Laundering (AML)

In accordance with the requirements of the Money Laundering Regulations, we are legally obliged to verify the identity of all buyers and sellers and obtain satisfactory proof of funds before a transaction can proceed.

#### Redress Scheme

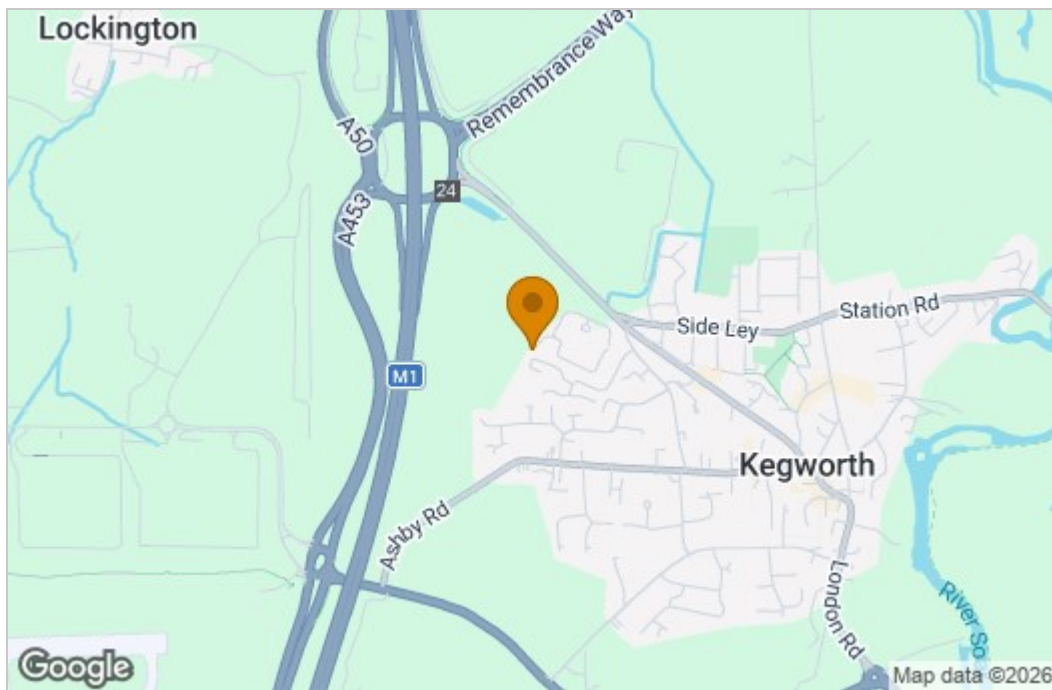
We are members of a government-approved redress scheme, providing our clients and consumers with access to independent dispute resolution services.

#### Client Money Protection (CMP)

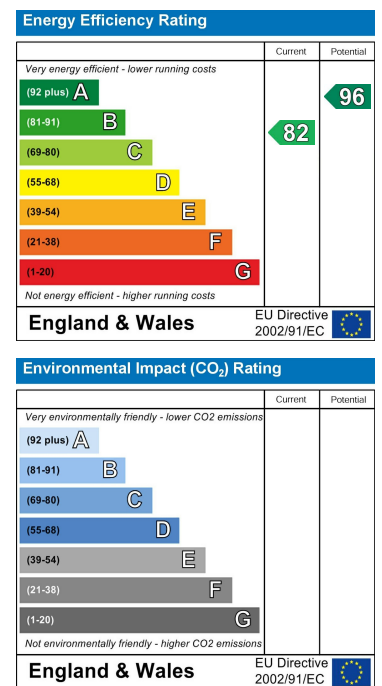
We are members of an approved Client Money Protection scheme, ensuring that client funds are protected in accordance with current legislation.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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