



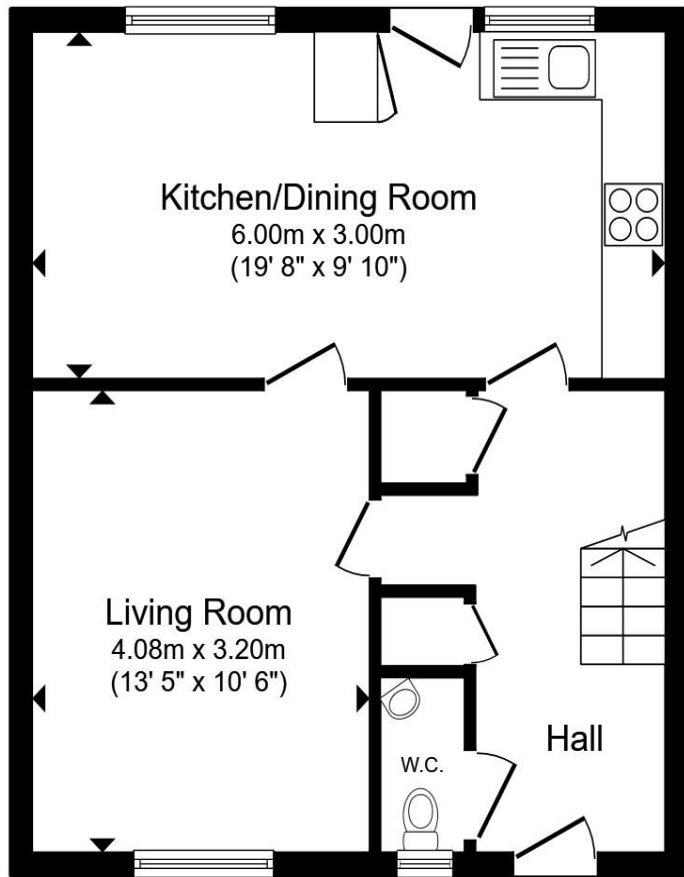
Grampian Way, Sinfon Derby DE24 9NN

welcome to

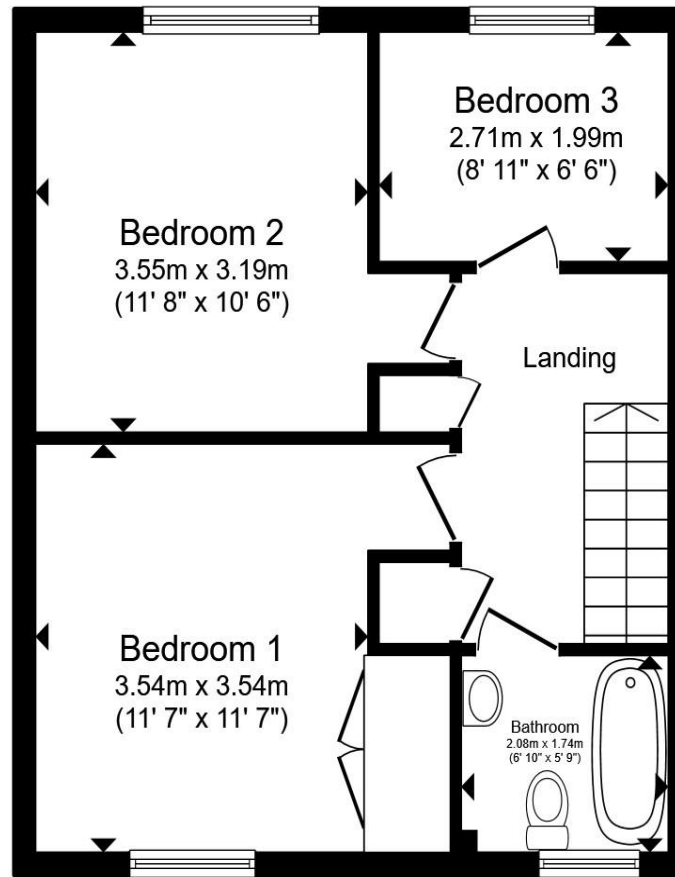
Grampian Way, Sinfin Derby

This mid-terrace property is beautifully presented throughout and would make a great family home, being well situated for access to amenities as well as its conventional yet spacious layout. The property offers modern accommodation including a neutral kitchen and bathroom as well as resident parking.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Living Room

13' 5" x 10' 6" (4.09m x 3.20m)

Kitchen/ Dining Room

19' 8" x 9' 10" (5.99m x 3.00m)

Stairs & Landing

Bedroom One

11' 7" x 11' 7" Exc door recess (3.53m x 3.53m Exc door recess)

Bedroom Two

10' 6" x 11' 8" exc door recess (3.20m x 3.56m exc door recess)

Bedroom Three

8' 11" x 6' 6" (2.72m x 1.98m)

Bathroom

Total floor area 86.9 m² (935 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

welcome to

Grampian Way, Sinfin Derby

- Mid-Terrace Three Bed Home
- Recently Re-Fitted Kitchen & Bathroom
- Front and Rear Gardens, with Brick-Built Shed
- Communal Residents Parking
- No Onward Chain

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£170,000



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY121844](https://www.bagshawsresidential.co.uk/Property/DBY121844)



Property Ref:
DBY121844 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01332 361308



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)