



26 Brayfield Road,  
Littleover, Derby  
DE23 6LD

**£199,950 Freehold**



A MODERN, WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW.

The property is situated in a sought after area of Littleover within Derby which is regarded as a popular residential area close to local schools, public transport links and Nuffield Hospital. For those wishing to commute the property is ideally placed for Derby city centre as well as good road networks to the A38 and A50.

The property is constructed of brick to the external elevations all under a tiled roof and derives the benefits of modern conveniences such as gas central heating from a combination boiler and double glazing. In brief the accommodation comprises an open plan living/dining room, fitted kitchen, inner hallway, family bathroom with a modern white three piece suite and two bedrooms. Outside there is a block paved driveway to the front providing off the road vehicle hard standing while at the rear there is a small enclosed garden laid mainly to lawn with fencing to the boundaries.

Ideally situated within a popular residential area, being currently let offers the ideal scope for an investor looking to purchase a ready made investment property.



### Living/Dining Room

17'11" x 11'10" approx (5.46m x 3.61m approx)

This L shaped room comprises of a UPVC double glazed window to the front and UPVC double glazed access door, laminate flooring, ceiling light point, wall mounted double radiator.

### Kitchen

10'11" x 8' approx (3.33m x 2.44m approx)

With a range of matching wall and base units incorporating laminate work surface over, stainless steel sink with mixer tap, integral oven with four ring gas hob and stainless steel extractor hood over, tiled splashbacks, UPVC double glazed window and door to the side, ceiling light point, space and point for free standing fridge freezer, space and plumbing for free standing dishwasher and washing machine, laminate flooring and wall mounted radiator.

### Bedroom 1

12' x 9'6" approx (3.66m x 2.90m approx)

UPVC double glazed window to the rear, ceiling light point, wall mounted radiator, linoleum flooring.

### Bedroom 2

9' x 7'11" approx (2.74m x 2.41m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point and built-in airing/storage cupboard housing the gas central heating combination boiler.

### Bathroom

7'4" x 6' approx (2.24m x 1.83m approx)

A modern white three piece suite comprising panelled bath with mains fed shower over, pedestal wash hand basin, low flush w.c., wall mounted radiator, UPVC double glazed window to the side and ceiling light point.

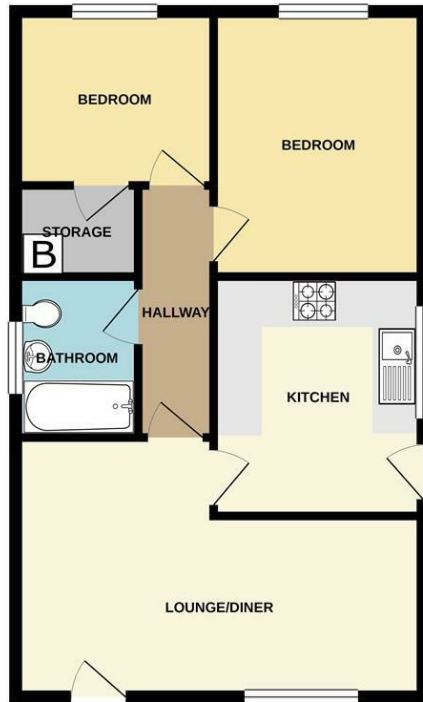
### Outside

To the front of the property there is a driveway providing off the road vehicle hard standing with

secure gated access to the side leading to the enclosed garden at the rear which is laid mainly to lawn with fencing to the boundaries.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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