

# Brisbane Road

Mickleover, Derby, DE3 9LT

John German



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Guide Price £270,000

**A three bedroom detached residence enjoying a strategic position for fast access to the enviable local facilities and road networks.**

A three bedroom detached residence being offered for the sale with the benefit of gas central heating and double glazing, enjoying a strategic position for fast access to enviable local facilities.

The property enjoys an entrance hall, lounge, dining room and quality fitted kitchen.

To the first floor there are three bedrooms and a modern bathroom. Outside is an established lawned garden with borders. To the front is a detached garage and driveway.

The sale provides a good opportunity to acquire a sensibly priced detached residence in this favoured location.

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

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.







## Agents' Notes

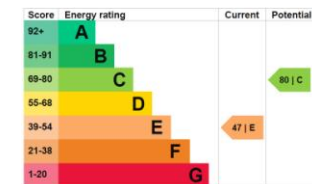
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



## John German

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