

Cuckmere Close

Derby, , DE22 2UF

John 
German



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Offers in Region of £220,000

Well-positioned two bedroom detached bungalow within a quiet cul-de-sac location in Allestree.

NO UPWARD CHAIN

Location - The property's location is a short walk from nearby shop and a further range of amenities on the A6 along Blenheim Parade and also Park Farm both in Allestree. A regular bus service runs nearby. The property gives easy access on to the A38 and in turn Derby city centre.

Accommodation -

Kitchen - 3.0m x 2.5m (9'10" x 8'2") - L-shaped granite effect preparation surface, tiled surrounds, inset sink unit with mixer tap, fitted base cupboard and drawers, complementary wall mounted cupboards, space suitable for free-standing electric cooker, freezer, washing machine, wall mounted Baxi boiler, radiator, double glazed window to front, multi panel door to:

Lounge/Dining Room - 6.14m x 3.36m (20'1" x 11'0") - Feature stone surround, hearth with gas fire, radiator, decorative coving, double glazed window to front, multi pane door to:

Hallway - Radiator, double glazed window to side, door to:

Bedroom One - 4.2m x 3.37m (13'9" x 11'0") - Radiator, decorative coving, double glazed window to rear.

Bedroom Two - 3.2m x 2.51m (10'5" x 8'2") - Radiator, decorative coving, double glazed window to rear.

Shower Room - 2.5m x 2.04m (8'2" x 6'8") - White suite comprising, low flush w.c., vanity unit wash hand basin, cubicle with integrated shower, airing cupboard, chrome towel rail/radiator, recessed ceiling spotlighting.

Outside & Gardens - The property is located in a quiet cul-de-sac location in Allestree set back behind a lawn foregarden with driveway leading down the side of the house to the detached garage. To the rear of the property is a further enclosed garden mainly laid to lawn with well stocked borders.

Directional Note - Proceed north along the A6 Duffield Road over the A38 before turning right into Derwent Avenue, left into Lambourn Drive and eventually left into Cuckmere Close.

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.

Useful Websites: www.gov.uk/government/organisations/environment-agency

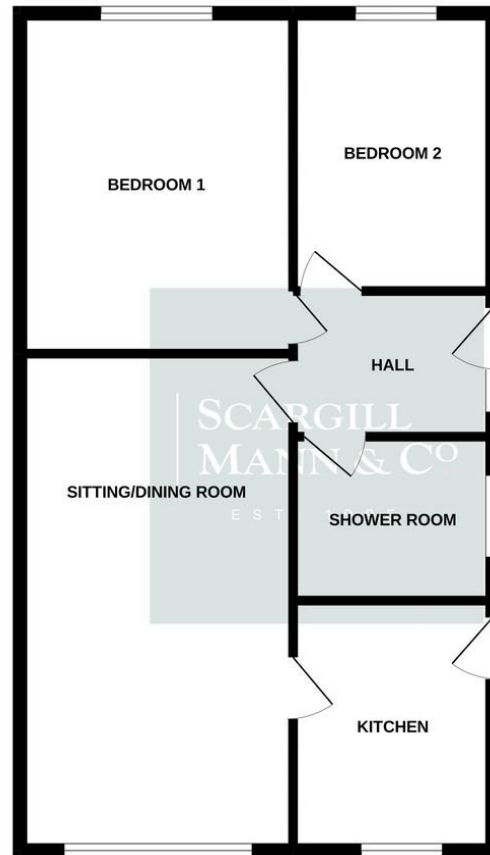
Our Ref: JGA/21062023

Local Authority/Tax Band: Derby City / Tax Band C





GROUND FLOOR



Agents' Notes

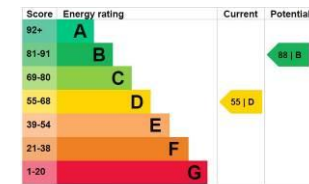
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Referral Fees

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.

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John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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JohnGerman.co.uk Sales and Lettings Agent

