

**Clarke Avenue,
Loscoe, Derbyshire
DE75 7GA**

PRICE: £115,000



Directors:

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ELDER & TWELLS LIMITED
trading as Elder & Twells.

Registered Office:
15 Market Street,
Heanor,
Derbyshire, DE75 7NR
Company Registration
Number 04694042



A detached bungalow enjoying a quiet cul-de-sac location in a sought after area of similar properties and offered for sale with no upward chain. The property offers scope for improvement and benefits from a detached garage and pleasant enclosed rear garden with open views. The accommodation comprises lounge, breakfast kitchen, inner hallway, shower room and two bedrooms. Gas central heating. UPVC double glazing. Garage and driveway. Front and rear gardens.

The Full Details Comprise: -

CONDITIONS: These particulars are based on the distinct understanding that all negotiations are conducted through Elder & Twells. Elder & Twells for themselves and the vendors (or the lessors) of this property whose agents they are give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Elder & Twells or the vendors (or lessors). (3) None of the statements contained in these particulars as to this property are to be relied upon as statement or representation of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor (or lessor) does not make or give, and neither Elder & Twells nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

DIRECTIONS

From the Heanor office bear left onto Market Street in the direction of Ripley. At the Tesco island proceed straight over onto High Street and continue along the main road. Take a left hand turning into Milward Road (opposite Logins Petrol Filling Station) and right onto Clarke Avenue where the property can be easily identified by our For Sale' board.

LOUNGE 5.46m (17'11") x 3.30m (10'10")

Having a UPVC double glazed window to the front elevation, telephone point, TV point, central heating radiator with decorative cover, coving to ceiling, tiled fire surround with inset gas fire.



FITTED KITCHEN 3.56m (11'8") x 2.87m (9'5")

Having a range of units comprising of base units with cupboards and drawers with work surfaces over, range of wall cupboards, space for washing machine, space for fridge freezer, built in Hotpoint electric oven with Whirlpool electric hob and extractor hood over, central heating radiator, space for table and chairs, UPVC double glazed window to the front elevation and UPVC double glazed entrance doors to front and side elevations.



INNER HALLWAY

Having built in storage cupboard housing Glow Worm combination gas central heating boiler, coving to ceiling and access to loft space.

BATHROOM

Having a white suite comprising of walk in shower, pedestal wash hand basin and low flush WC, tiled walls, central heating radiator and UPVC double glazed window to the side elevation.



BEDROOM ONE 3.94m (12'11") x 3.33m (10'11")

Having a UPVC double glazed window to the rear elevation, central heating radiator with decorative cover and coving to ceiling



BEDROOM TWO 2.84m (9'4") x 2.72m (8'11")

Having a UPVC double glazed window to the rear elevation, central heating radiator with decorative cover.



OUTSIDE

To the front of the property is a block paved driveway providing off street parking and leading to a DETACHED GARAGE with up and over door. The remainder of the front being pebbled for low maintenance with shrub planting,

Rear

To the rear is a low maintenance garden with paved patio area and mature shrub planting. Vegetable plot.



LOOKING TO SELL YOUR PROPERTY

An advertisement for Elder+Twells real estate agency. It features a red cube with the word 'SOLD' on its faces. The text reads: 'Selling your home? Problem Solved! Sell your home from only £699 + VAT!'. Below this, the website 'www.elderandtwells.co.uk' and phone number '01773 53 53 53' are listed. The logo for 'ELDER+TWELLS' is at the bottom, with the tagline 'The Professionals'.

FLOOR PLANS



(NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY)

ENERGY PERFORMANCE CERTIFICATE

VIEWING

By prior appointment with the Agents on (01773) 535353.

TENURE

The property is reported to be freehold

AGENTS NOTES

Fixtures, Fittings & Appliances - The Fixtures, Fitting and Appliances have not been tested and therefore no guarantee can be given that they are in working order.

Measurements - All measurements quoted are approximate, taken using an ultrasonic tape measure and are given for guidance purposes only, and are not to be relied upon for any other purpose.

Photographs - Please be aware that all photographs are produced for general information only and cannot be inferred that any items shown are included within the sale of this property.

Drawings/Sketches/Plans – Any representation shown is provided for general guidance only and is not to scale.

FINANCIAL ADVICE

SHOPPING AROUND FOR A MORTGAGE? DON'T PAY HIGH BROKER FEES!

A telephone call or a visit to our office to speak to our Independent Financial Adviser. He can save you time and money and is able to source the whole of the mortgage market to provide you with the best deals available. CALL NOW ON 01773 535353

An administration fee will be payable when you sign the professional agreement upon mortgage application. This fee may be reduced or waived

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. Written quotations on request. Life assurance may be required.

FINANCIAL STATUS OF PROSPECTIVE PURCHASERS

If you are interested in buying this property, please contact us at the earliest opportunity. Failure to do so could result in losing the property or costs being incurred unnecessarily. In order to help our Vendor decide on the acceptability of your offer, we will need to obtain certain financial details and information from you. This can either be taken over the telephone or by appointment with our mortgage advisor which ever is preferable or most convenient to you.