



17 St Johns Road, Smalley, DE7 6EG

Offers in the region of £280,000

RENSHAW ESTATES are excited to offer this TWO BED DETACHED BUNGALOW * Situated on a SUBSTANTIAL PLOT * Huge potential to extend STPP * Popular Location * Modernisation Required * COMBINATION BOILER * Driveway & Garage * NO UPWARD CHAIN * Internal Viewing Advised *



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ENTRANCE PORCH

Double glazed door & window to front, door into...

HALL

Access to Attic room via pull down ladders, storage cupboard, wood flooring, radiator.

KITCHEN 4.71M x 2.93M (15'5" x 9'7")

Double glazed window to front, door to rear porch, wall and base units with roll edge worktops, tiled walls, stainless steel sink, electric oven & hob, storage cupboard.

REAR PORCH

Double glazed door to side, door into utility area with 'Vaillant' combination boiler and double glazed window to side.

LOUNGE DINER 5.84M max x 5.55M max (19'2" max x 18'3")

Double glazed window to front & side, double glazed sliding patio doors to side, feature fireplace with open fire, three radiators.

BEDROOM 3.89M x 2.79M (12'9" x 9'2")

Double glazed window to rear, radiator, range of fitted wardrobes & dressing table.

BEDROOM 3.32M x 3.02M (10'11" x 9'11")

Two double glazed windows to front and one to side, radiator.

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BATHROOM 2.38M x 1.63M (7'10" x 5'4")

Double glazed window to rear, radiator, panelled bath with shower over, pedestal wash basin, tiled walls.

WC

Double glazed window to front, low level WC.

ATTIC ROOM 4.08M x 3.51M (13'5" x 11'6")

Double glazed window to rear, radiator, fitted wardrobe, door to additional loft space with a double glazed window to side and light.

GARAGE 5.96M x 2.4M (19'7" x 7'10")

Double timber doors to front, door to side, UPVC double glazed door to rear, power & light.

OUTSIDE

Front: Garden mainly laid to lawn with driveway and planted shrubs.

Rear: Enclosed and substantial garden mainly laid to lawn with slabbed patio, vegetable patch, mature trees & shrubs and timber shed.

DIRECTIONS

From Smalley Crossroads continue toward Smalley on Main Road for some distance. Continue along Main Road then take the left turning onto St Johns Road. The property can be identified on the left hand side by or For Sale board.

CURRENT COUNCIL TAX BAND D

EPC INFORMATION

Energy Efficiency Rating = C

NEED A COMPETITIVE MORTGAGE?

Interested in buying this property and need a mortgage? Don't hesitate to speak to our independent mortgage brokers, Renshaw Wealth, who will be only too pleased to help you... It may be more affordable than you think!!!

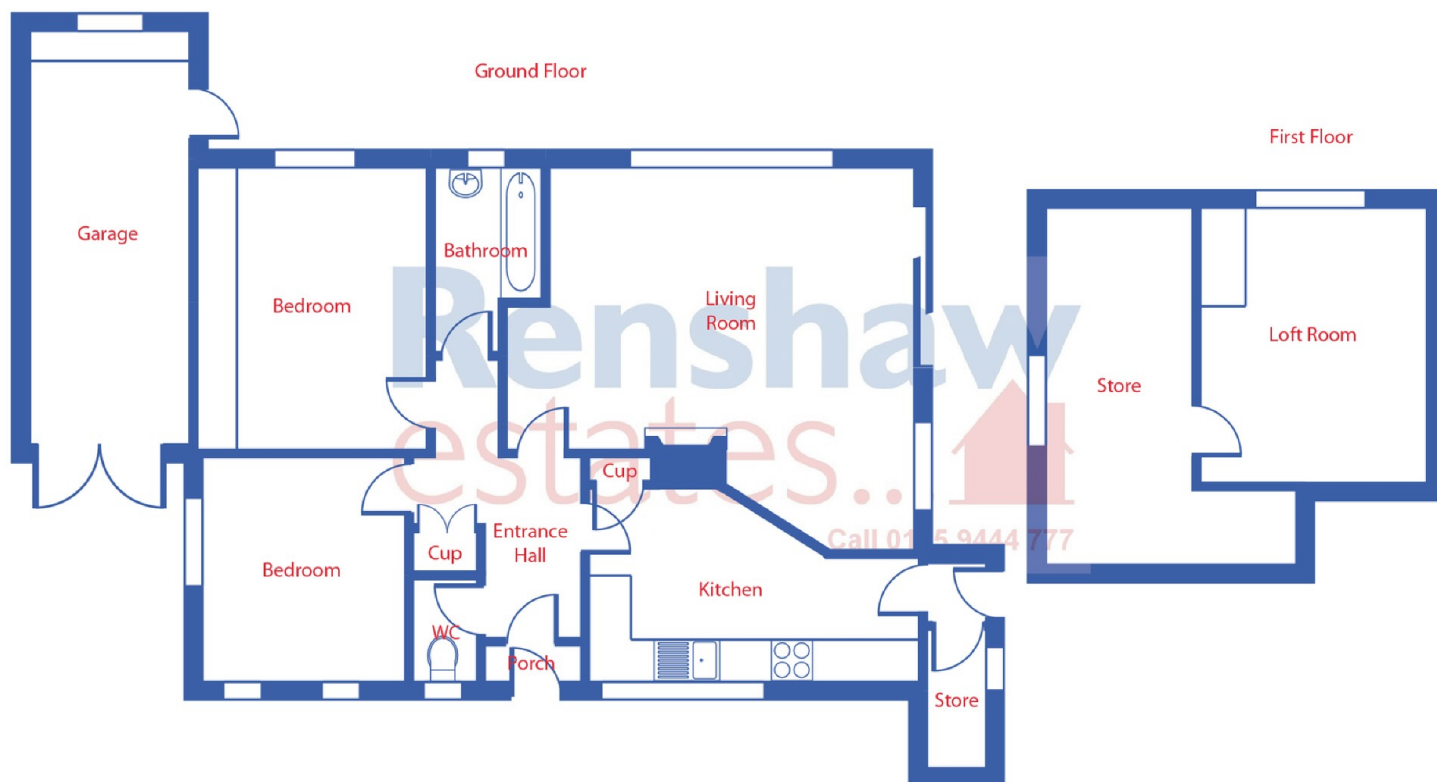
Call our branch and ask for Chris Goring or Michael Naylor for a FREE INITIAL CONSULTATION.

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ADDITIONAL INFORMATION

These particulars do not constitute any part of the offer or contract. All measurements are approximate. Any mentioned appliances and services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plan are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither do Renshaw Estates nor any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.