

Hedingham Way, Mickleover, Derby
Price £199,950



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35 Hedingham Way, Mickleover, Derby, DE3 0NX

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PUBLIC NOTICE - We are in receipt of an offer of £200,000, subject to contract for this property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.

DETACHED BUNGALOW REQUIRING RENOVATION - SUPERB LOCATION - CLOSE TO VILLAGE - TWO BEDROOMS - WEST FACING MATURE PLOT - IMMEDIATE POSSESSION - NO UPWARD CHAIN.

Reception Hall



Having UPVC opaque double glazed entrance door, radiator, BT connection point, access to roof space and airing cupboard.

Lounge/Dining Room 20'8" x 9'10" 269'0" reducing to 6'6" 255'10" (6.32 x 3'82 reducing to 2'78)



Having double and single radiators, secondary double glazed windows to both front and rear aspects,

coving to ceiling and television connection point.



Kitchen 11'8" x 11'10" maximum (3.58 x 3.63 maximum)



Having a range of base and storage cupboards, laminated working surfaces, tiled splash backs, space and plumbing for automatic washing machine, coving to ceiling, double radiator, large full height storage cupboard incorporating the wall

mounted gas boiler, secondary double glazed window to rear aspect and timber and opaque glazed door to:-



Conservatory 8'5" x 7'9" (2.59 x 2.38)



Having timber and glazed windows with matching door giving views and access over the west facing mature rear garden.

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Bedroom One 11'10" x 11'9" (3.63 x 3.59)



Having radiator, coving to ceiling and secondary double glazed window to rear aspect.

Bedroom Two 9'8" x 8'9" (2.96 x 2.67)



Having radiator and secondary double glazed window to front aspect.

Shower Room

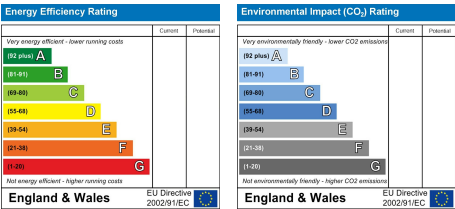


Having white three piece suite comprising; low centre flush w.c, wall mounted wash hand basin and

walk in shower cubicle with mains fed shower, tiled walls, chrome heated towel rail and opaque double glazed window to front aspect,

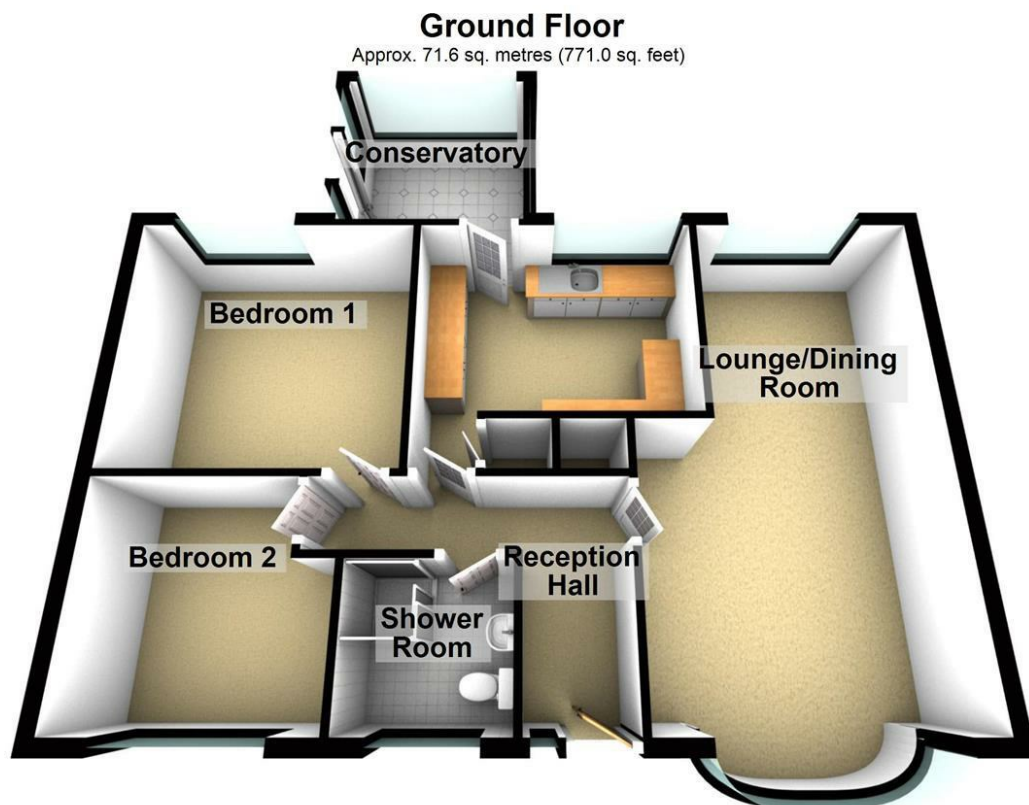
Outside

The property occupies a mature plot within walking distance of Mickleover village centre. To the front is an open plan lawned fore garden with established shrubs and trees. An adjacent block paved drive and pathway gives car standing space and leads to the detached brick garage, measuring internally 5.07m x 2.61m, having up and over door, rear personal door and supplied with power and light. The mature private west facing rear garden is enclosed by close panel fencing, laid to a shaped lawn with block paved patio area, pathways, deep filled mature shrubbed borders and cold water tap,



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Total area: approx. 71.6 sq. metres (771.0 sq. feet)