

Sundown Avenue

Littleover, Derby, DE23 1GY

John 
German



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£185,000

A renovated two-bedroom semi-detached bungalow located on a generous plot within Littleover, with a refitted kitchen and shower room, new carpets throughout, new combi boiler installed, complete re-wiring and decorated to a good standard. No upward chain.

Entrance is via an entrance door leading into the hallway with doors off to the main rooms.

The sitting room is located to the front of the property. The refitted luxury breakfast kitchen has a range of base and wall mounted units with work surfaces over, stainless steel sink and drainer, integrated fridge and freezer, electric hob with extractor fan over, electric fan assisted oven, plumbing for a washing machine, French doors to the rear garden and tiled flooring.

There are two bedrooms and a luxury refitted shower room comprising a shower cubicle with mixer shower over, wash hand basin housed in a vanity unit and tiled flooring.

Outside to the front there is a lawn with display borders and a large driveway providing ample parking for several vehicles giving access to a further concrete hard standing area. The good-sized rear garden is mainly laid to lawn with display borders.

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.

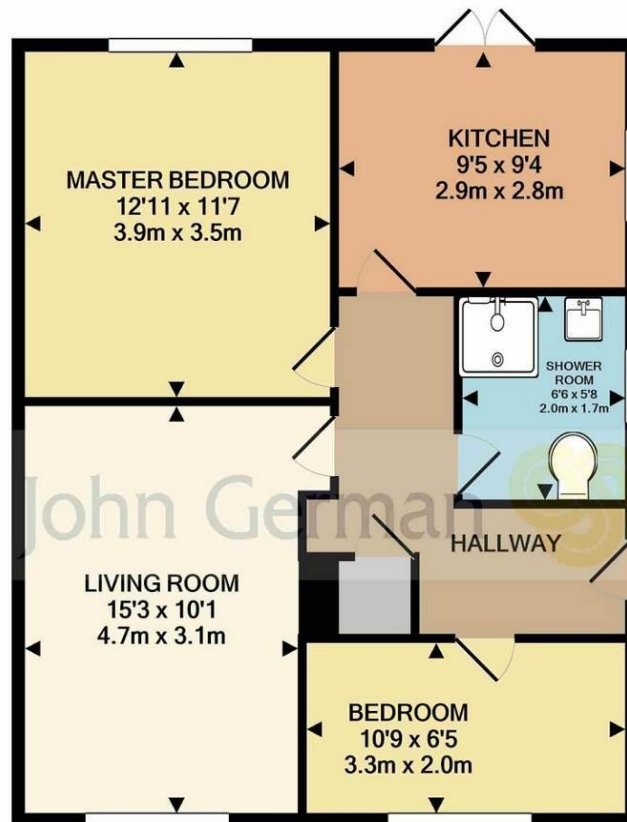
Useful Websites: www.environment-agency.co.uk, <https://www.derby.gov.uk/>

Our Ref: JGA/07082020

Local Authority/Tax Band: Derby City Council / Tax Band B







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Agents' Notes

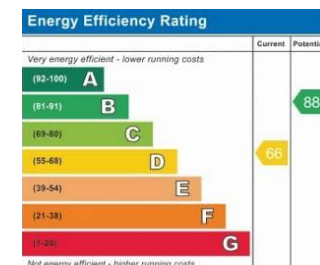
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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