

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

31 Bonsall Avenue Littleover, Derby, DE23 6JX



A two double bedroom semi-detached residence situated in popular Littleover

- NO UPWARD CHAIN
- Part double glazed • Gas central heating
- Entrance hall • Living room and dining room • Kitchen
- Two bedrooms • Bathroom
- Enclosed rear garden • Driveway to front •

Price £165,000 - No Upward Chain



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GENERAL INFORMATION

THE PROPERTY

An attractive bay fronted two bedroom semi-detached residence situated in a quiet residential location within Littleover. The property is sold with the benefit of no upward chain and is gas centrally heated and partly double glazed. The accommodation comprises of an entrance hall, living room, separate dining room and kitchen to the ground floor. To the first floor are two double bedrooms and a bathroom.

Outside, to the rear is an enclosed, well established garden. To the front is a fore-garden and a driveway providing off road parking.

LOCATION

The property is located within a short walk of an excellent range of amenities in Littleover village centre. Good schooling is readily available and there is easy access to Derby's ring roads providing access into Derby city centre.

ACCOMMODATION

ENTRANCE DOOR

Provides access to:

HALL

With staircase to first floor. Door to:

LIVING ROOM 4.48m x 3.62m (14'8" x 11'11")

With central heating radiator, electric fire, double glazed window to front.

DINING ROOM 3.49m x 2.89m (11'5" x 9'6")

With central heating radiator, under-stairs cupboard, window to rear.

KITCHEN 4.46m x 1.51m (14'8" x 4'11")

With stainless steel sink unit, fitted base cupboards, worktop, central heating radiator, windows to either side, door to rear.

FIRST FLOOR ACCOMMODATION

LANDING

With access to loft space. Door to:

BEDROOM ONE 4.5m x 3.74m (14'9" x 12'3")

With two central heating radiators, fire surround, double glazed window to front, single glazed window to side.

BEDROOM TWO 3.47m x 2.49m (11'5" x 8'2")

With central heating radiator, over-stairs cupboard, double glazed window to rear.

BATHROOM 2.52m x 1.89m (8'3" x 6'2")

With low flush w.c., pedestal wash hand basin, bath, central heating radiator, window to rear.

OUTSIDE AND GARDENS

To the rear of the property is an enclosed garden. To the front is a lawned garden and driveway.

DIRECTIONAL NOTES

The approach from the Derby office is to proceed out of town along Abbey Street joining Burton Road.



Proceed through Littleover village centre before turning left onto Shepherd Street. At the roundabout take the second exit onto Brayfield Road and then turn left onto Bonsall Avenue where the property will be located on the right hand side as denoted by the 'for sale' board.

COUNCIL TAX BAND

Derby City Council - Band B

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office (BA/DLW October 2021)



Ground Floor

First Floor



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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 errors, omissions, or misstatements. 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. Assessments from

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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