



**Ambervale Close  
Littleover  
Derby  
DE23 3YB**

**Offers in Excess of £290,000**

**bettermove**

# Ambervale Close

## Derby

Bettermove are proud to present this 3 bedroom Detached House in the sought after area of Littleover.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and the garage. The council tax band is D.

The interior of this well presented property comprises two spacious reception rooms, the fitted kitchen and a convenient WC on the ground floor. The first floor consists of three bedrooms and the family bathroom. The exterior boasts a private rear garden and front garden, perfect for enjoying the summer months.

Located in the popular residential area of Littleover, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A38, the A50 and many local bus routes providing easy access into Derby City Centre.

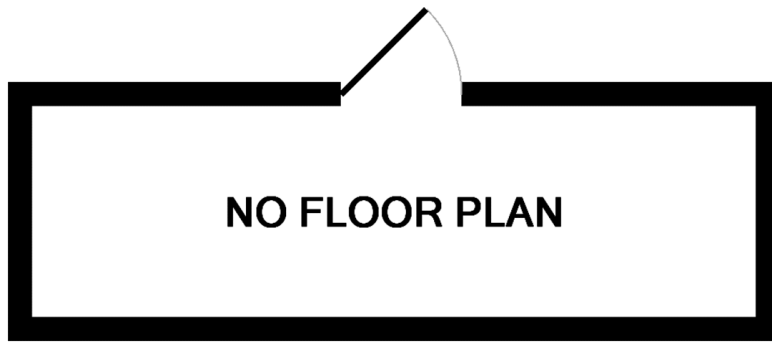
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

This is not an additional fee and is returned to you on completion.

Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.





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  
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| Energy Efficiency Rating                           |                            |           |
|----------------------------------------------------|----------------------------|-----------|
|                                                    | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92+) <b>A</b>                                     |                            |           |
| (81-91) <b>B</b>                                   |                            | 85        |
| (69-80) <b>C</b>                                   | 69                         |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |           |



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