



Oaklands Avenue  
Littleover  
Derby  
DE23 2QH

Offers in Excess of £170,000

bettermove

# Oaklands Avenue

## Derby

Bettermove are proud to present this 2 bedroom semi-detached house in Littleover available with no forward chain.

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

The interior of this beautifully presented property comprises a spacious living room with fire place, dining room with an electric fire and fitted kitchen on the ground floor. There is also a downstairs WC. The first floor consists of 2 double bedrooms and the family bathroom. The exterior boasts a private south facing garden, perfect for enjoying the summer months.

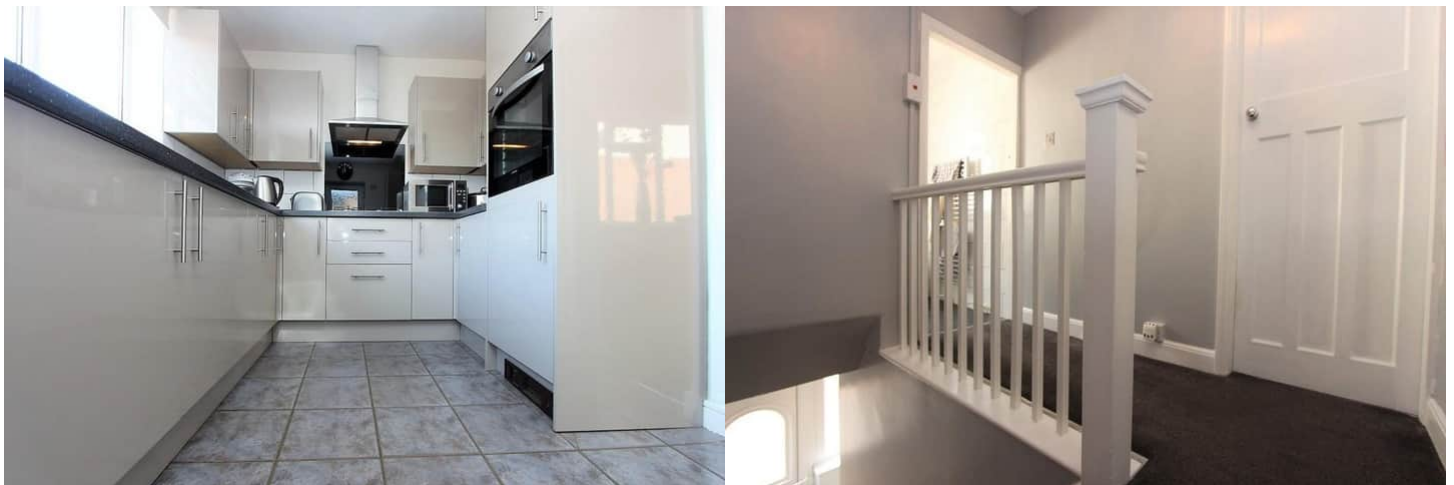
Located in the popular village of Littleover, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Peartree Train Station, the A38 and many local bus routes providing easy access into Derby.

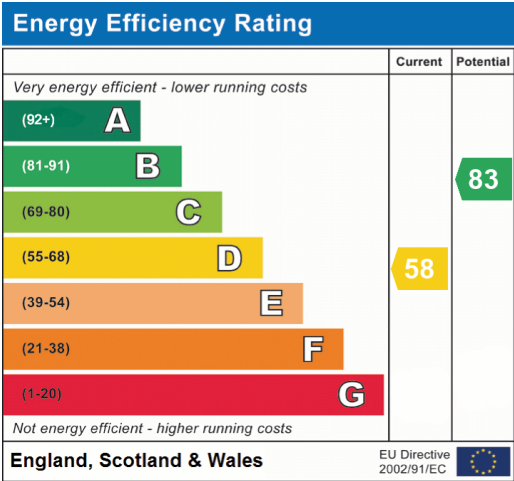
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.







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