

Brynsmoor Road, Brinsley.

£225,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this two bedroom detached bungalow located in Brinsley available with no chain. Occupying enviable plot in quiet village location, the property would ideally suit those looking to downsize. We recommend an early internal inspection to avoid disappointment.

Accommodation briefly comprises; Dining Room, Lounge, Kitchen, Two Bedrooms and Bathroom. Externally, the property boasts sizeable plot with driveway fit to house multiple vehicles with access to garage to the front elevation. The rear enclosed garden features small patio area and reasonably sized lawn bordered by timber fencing for extra security and privacy.

## FEATURES

- Detached Bungalow In Desirable Location
- Ideal for access to A38 & M1
- Amenities in walking distance
- Residential Location
- Driveway Parking for Multiple Vehicles
- In need of modernisation



## ROOM DESCRIPTIONS

### Dining Room

12' 4" x 9' 9" (3.76m x 2.97m)

Accessed via UPVC door from side elevation with wall mounted radiator, double glazed window to side elevation, carpeted flooring and open doorways to Kitchen and Living Room. In built storage cupboard for extra storage.

### Living Room

18' 0" x 9' 10" (5.49m x 3.00m)

With three double glazed windows to front elevation, wall mounted radiator and carpeted flooring. Open doorways to Kitchen and Dining Area.

### Kitchen

Featuring a range of base cupboards and eye level units with complimentary worktops integrating stainless steel one and a half bowl sink, gas oven and gas hob with accompanying extractor hood. Tiled splashback covers the workspace whilst the Kitchen also feature tiled flooring, double glazed window to side elevation and UPVC double glazed door accessing side elevation.

### Bedroom One

13' 2" x 9' 9" (4.01m x 2.97m)

With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Two

7' 1" x 6' 11" (2.16m x 2.11m)

With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Bedroom Two features full length fitted wardrobe space housing storage/hanging capacity.

### Bathroom

8' 7" x 5' 10" (2.70m x 1.78m)

A three piece 'Wet room' featuring shower attachment, wall mounted handwash basin and low level WC. Double glazed window to side elevation and wall fitted extractor unit both feature.

### Outside

Externally, the property boasts sizeable plot with driveway fit to house multiple vehicles with access to garage to the front elevation. The rear enclosed garden features small patio area and reasonably sized lawn bordered by timber fencing for extra security and privacy.

### Council Tax

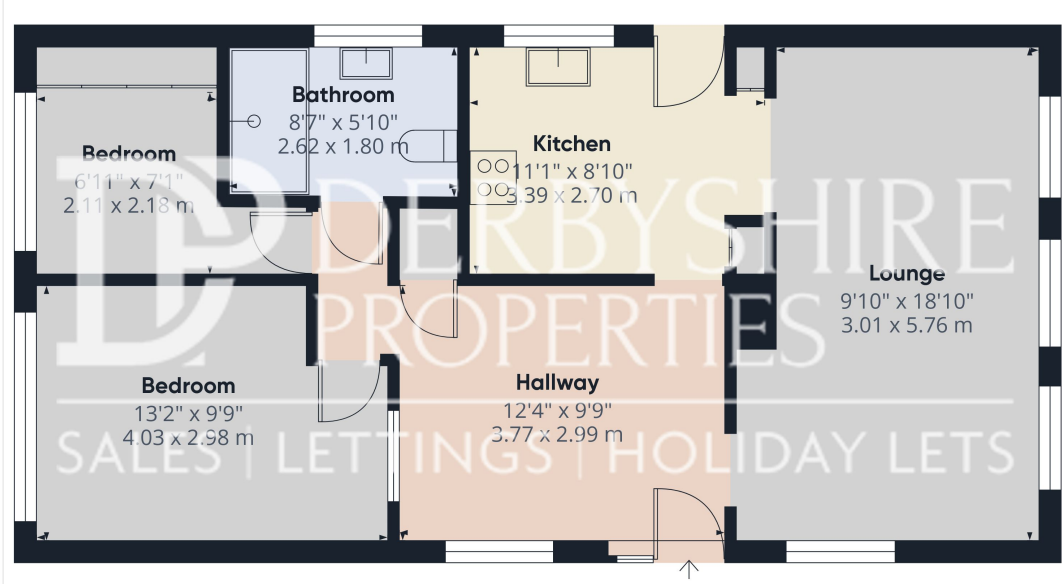
We believe the property falls under Council Tax Band C with Broxtowe Borough Council but recommend any purchaser make their own enquiries.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



# FLOORPLAN & EPC



Approximate total area<sup>(1)</sup>  
696.43 ft<sup>2</sup>  
64.7 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.  
GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

