

Delves Bank Road, Swanwick.

£220,000 Freehold

REDUCED



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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this two bedroom detached bungalow situated in cul de sac position within the much sought after village of Swanwick. We recommend an early internal inspection to avoid disappointment.

The accommodation comprises hallway, lounge, breakfast kitchen, two bedrooms and shower room. Outside, the property has well maintained gardens to the front and rear, with side driveway providing ample off-road parking.

Early viewing is recommended to avoid disappointment. No upward chain.

FEATURES

- Detached Bungalow
- Two Bedrooms
- Desirable Cul-De-Sac Location
- No Upward Chain
- Well Presented Throughout
- Ample Driveway Parking
- Front & Rear Gardens
- Viewing Advised



ROOM DESCRIPTIONS

Entrance Hallway

Upvc double glazed side door to the hallway. Tiled floor. Radiator. Storage cupboard.

Lounge

12' 5" x 12' 4" (3.78m x 3.76m) Fireplace, with electric fire, marble effect hearth and back and wooden surround. Upvc double glazed window to the front. Radiator.

Breakfast Kitchen

12' 4" x 7' 0" (3.76m x 2.13m) Fitted with a range of base and eye level units. Work surface with tiled splash back. Gas hob, electric oven and extractor hood. Stainless steel sink unit with mixer tap. Plumbing for washing machine. Wall mounted boiler. Tiled floor. Breakfast bar. Radiator. Upvc double glazed window to the front. Door to the side.

Bedroom One

12' 2" x 10' 3" (3.71m x 3.12m) Upvc double glazed window to the rear. Radiator.

Bedroom Two

9' 2" x 8' 7" (2.79m x 2.62m) Upvc double glazed window to the rear. Radiator.

Bathroom

7' 0" x 6' 0" (2.13m x 1.83m) Shower cubicle with shower. Pedestal wash hand basin. Low level W.C. Tiled floor. Radiator. Upvc double glazed window to the side.

Outside

Open-plan lawn and shrubs to the front garden, with side driveway providing ample off-road parking. Gated access to the rear garden, which is mainly laid to lawn, with shrub and plant sections and a wooden decking area to the rear of the garden.

Council Tax

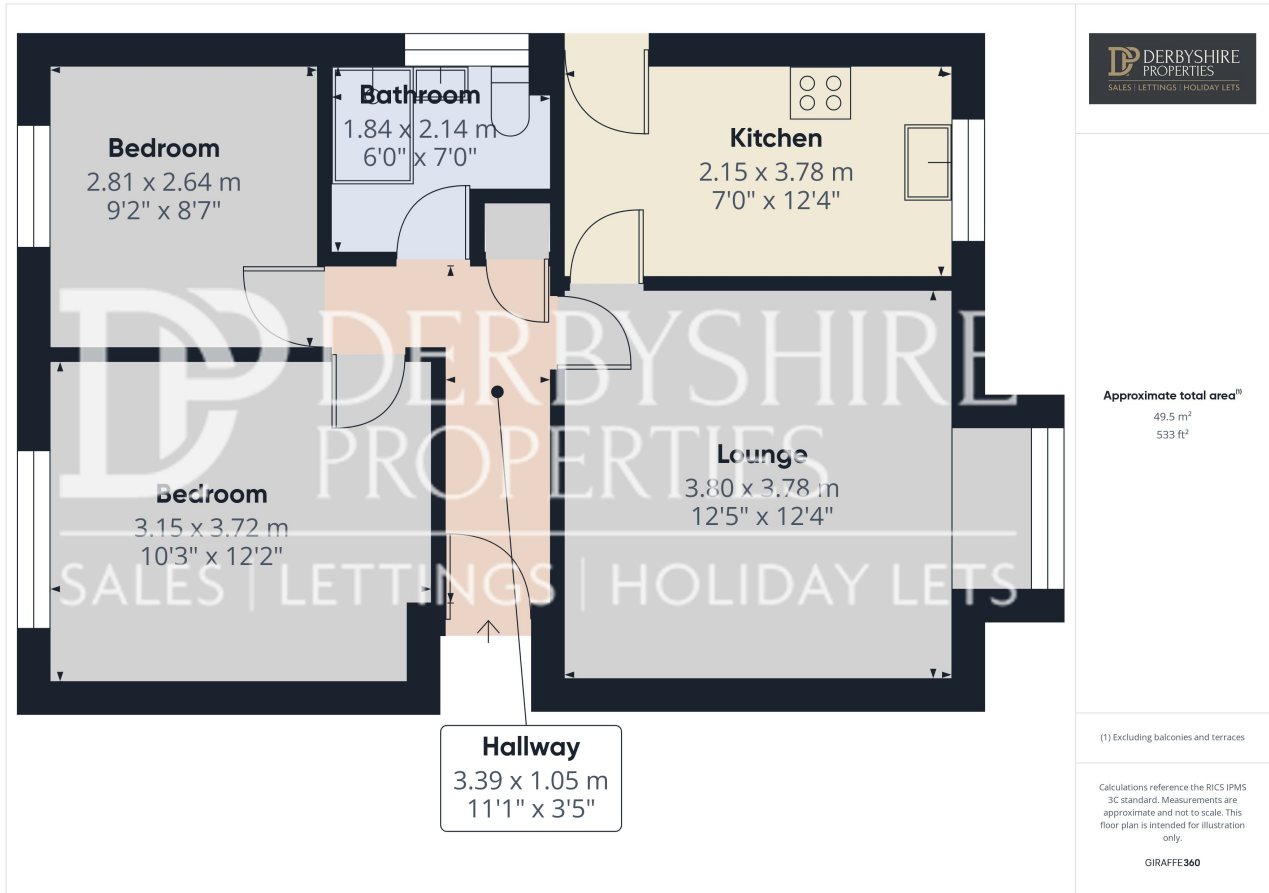
We understand that the property currently falls within council tax band C, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	