



Leslie Close,  
Littleover, Derby  
DE23 4AW

**£200,000 Freehold**

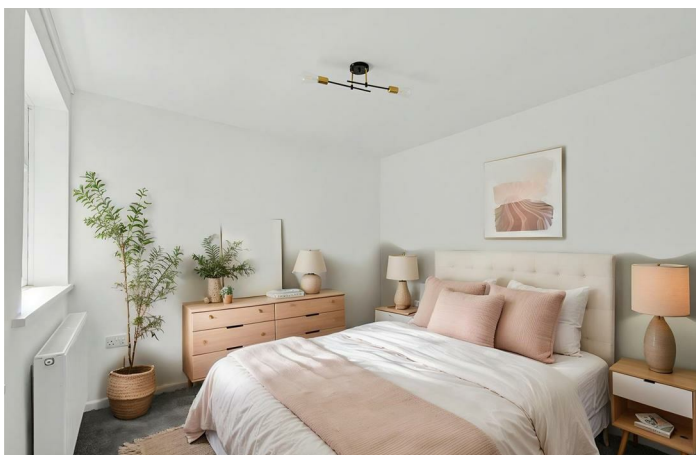


A REFURBISHED TWO BEDROOM SEMI DETACHED BUNGALOW SITUATED IN A POPULAR LOCATION, OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this well presented bungalow which has been refurbished throughout, providing modern and low maintenance living ideal for a range of buyers. The accommodation comprises a lounge, fitted kitchen, two bedrooms and a contemporary shower room featuring a walk-in shower.

Externally, the property benefits from off road parking and a low maintenance rear garden, perfect for those looking for easy upkeep without compromising on outdoor space. Situated within a popular residential area close to local amenities and transport links, this property is ideal for downsizers or those seeking single level living. An internal viewing is highly recommended to fully appreciate the condition and accommodation on offer.

Being well placed for easy access to the local shopping amenities and facilities provided by the area, there are healthcare and sports facilities, easy access to Derby city centre and excellent transport links which include the M1, A6, A52 and A50, stations at Derby and East Midlands Parkway and several main roads which provide good access to other East Midlands towns and cities.



### Entrance Hall

Double glazed door to the front, linoleum flooring, door to:

### Lounge

10'3 x 15'3 approx (3.12m x 4.65m approx)

Double glazed window to the front, radiator, doors to inner hall and kitchen.

### Kitchen

10' x 6'11 approx (3.05m x 2.11m approx)

Matching wall and base units with work surfaces over, integrated electric oven, four ring induction hob with extractor over, inset stainless steel sink and drainer, part tiled walls, space for a fridge freezer, double glazed window to the front, radiator and door to storage.

### Bedroom 1

9'9 x 9'8 approx (2.97m x 2.95m approx)

Double glazed window to the rear, radiator.

### Bedroom 2

9' x 7' approx (2.74m x 2.13m approx)

Double glazed window to the rear, radiator.

### Shower Room

Walk-in shower with mains fed shower, low flush w.c., vanity wash hand basin, extractor fan and fully tiled walls.

### Outside

To the front of the property there is off road parking and pathway to the front entrance.

To the rear there is a low maintenance garden with a decked area, gravelled section, garden shed, fencing to the boundaries, patio area.

### Agents Notes

There are AI photos on this property.

### Council Tax

Derby Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 11mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

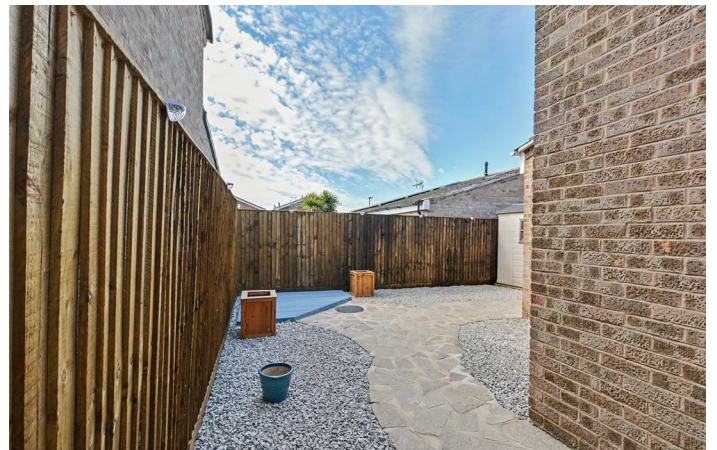
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

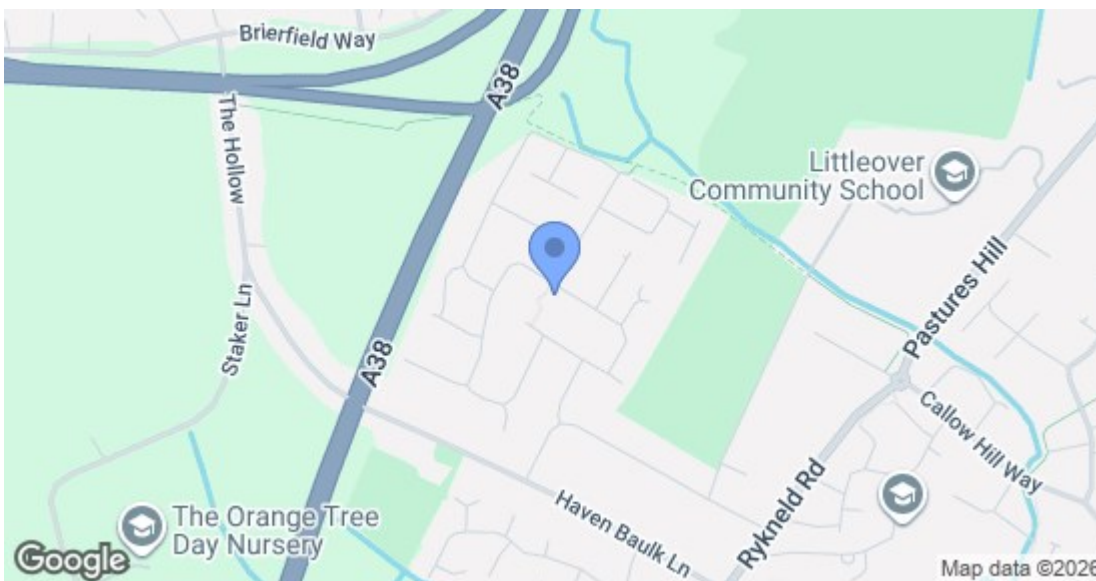
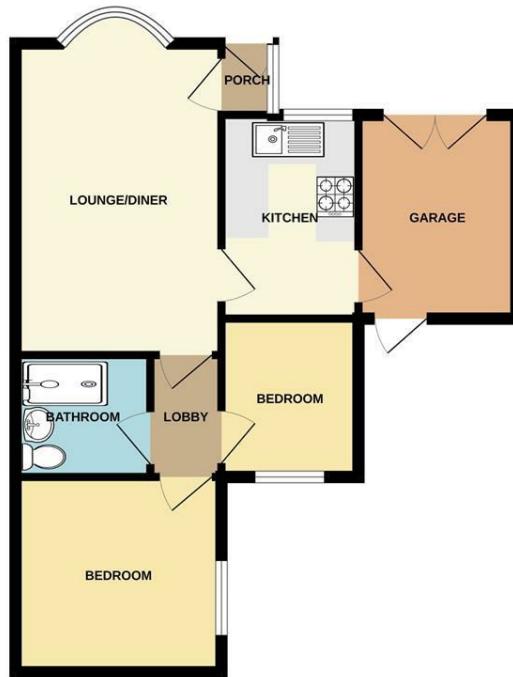
Any Legal Restrictions – No

Other Material Issues – No





GROUND FLOOR  
499 sq.ft. (46.3 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.