



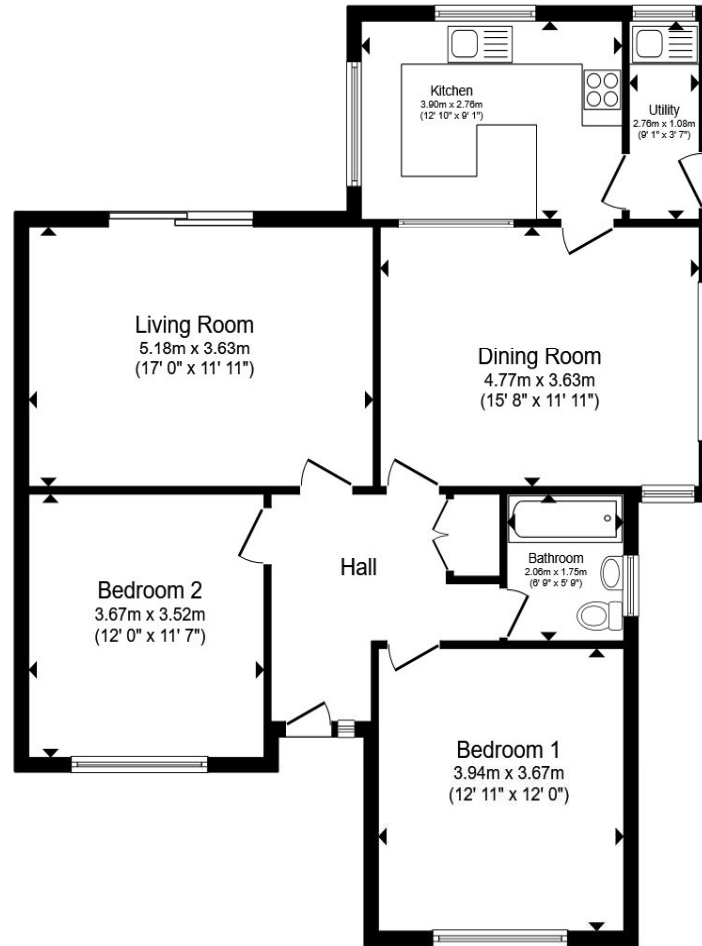
Petersham Drive, Alvaston Derby DE24 0JU

welcome to

Petersham Drive, Alvaston Derby

Offered with no onward chain, this detached two-bedroom bungalow enjoys a generous plot in a popular residential location. Featuring two reception rooms, a utility room, driveway, garage and a substantial enclosed rear garden, the property offers excellent potential for modernisation.





About The Area

Bedroom 1

12' 11" x 12' (3.94m x 3.66m)

Bedroom 2

12' x 11' 7" (3.66m x 3.53m)

Living Room

17' x 11' 11" (5.18m x 3.63m)

Dining Room

15' 8" x 11' 11" (4.78m x 3.63m)

Bathroom

6' 9" x 5' 9" (2.06m x 1.75m)

Kitchen

12' 10" x 9' 1" (3.91m x 2.77m)

Utility

9' 1" x 3' 7" (2.77m x 1.09m)

Agents Note

Total floor area 92.3 m² (994 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Petersham Drive, Alvaston Derby

- No onward chain and vacant possession
- Detached two-bedroom bungalow with excellent potential
- Two spacious reception rooms providing flexible living space
- Driveway parking for multiple vehicles and attached garage
- Generous enclosed rear garden with lawn and patio areas

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

£290,000



Offered for sale with no onward chain, this detached two-bedroom bungalow presents an excellent opportunity for buyers looking to modernise and create a home to their own taste. Situated within a popular residential area, the property offers spacious accommodation, a generous plot and plenty of potential throughout.

The accommodation is entered via a welcoming hallway which leads to a bright and spacious living room with patio doors opening onto the rear garden. A separate dining room provides flexible additional living space and flows through to the kitchen, making it ideal for both everyday living and entertaining. The kitchen is fitted with a range of units and is complemented by a useful utility room with access to the rear garden.

There are two well-proportioned double bedrooms, both benefiting from fitted wardrobes, together with a bathroom fitted with a three-piece suite.

Externally, the property enjoys a driveway providing off-road parking for multiple vehicles, an attached garage and an impressive enclosed rear garden. Predominantly laid to lawn with patio seating areas, the garden offers excellent outdoor space and further scope for enhancement.



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY121694](https://www.bagshawsresidential.co.uk/Property/DBY121694)



Property Ref:
DBY121694 - 0002

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 is 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01332 361308



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



bagshawsresidential.co.uk