One Lettings







9 Shelton Drive, Shelton Lock, Derby, DE24 9FB

Asking Price £270,000

- Spacious Bungalow
- Gated Off-Road Driveway Parking
- Close to Local Amenities
- Three Bedrooms
- Garage
- Council Tax Band: D / EPC Rating: D
- Occupying a Generous Plot
- No Onward Chain

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01332 910111

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www.onelettings.co.uk

9 Shelton Drive, Derby DE24 9FB

One Sales are delighted to offer this spacious three bedroom detached bungalow, situated in a quiet location in Shelton Lock, Derby, close to local amenities.
In brief the property comprises; entrance hallway, living room, kitchen, three bedrooms, bathroom, conservatory and garage, with off-road driveway parking.

3 1 1 D

Council Tax Band: D





Entrance Hallway
Entering into a bright and spacious hallway space with access to all rooms.

Living Room/Conservatory
Having carpeted floor, fireplace, radiator and sliding patio doors with access to the rear conservatory.
The conservatory provides a light space, providing a view and access to the large garden area.

Kitchen/Dining Room
A bright kitchen and dining space, offering a range of fitted wall and base units, gas hob, oven and space for washing machine and dryer.
Providing access outside to the rear of the property.

Bedroom One
A south-east facing bedroom having carpeted floor, radiator, large wardrobe space and additional overhead storage space.

Bedroom Two
Also a south-east facing bedroom, having carpeted floor, radiator and large wardrobe space.

Bedroom Three
Versatile third bedroom ideal to accomodate single bed or desk for office space.

Garage/Driveway
Off-road driveway parking space leading to sizeable garage, ideal for a vehicle and/or workshop space and storage.

Outside
The front of the property is walled and provides a garden area, setting the proeprty back from the pavement and road.

The rear of the property boasts a sizeable garden plot, consisting of paved and grass areas, with shed to the rear corner. The perimeter consists of surrounding fencing and tall hedging to the rear.

Additional Information
Electricity – Mains Supply
Water – Mains Supply
Heating – Electric & Mains Gas
Septic Tank – No
Broadband – Openreach, Virgin Media
Broadband Speed – Ultrafast 1800 Mbps (Highest available download speed); 220 Mbps (Highest available upload speed)
Phone Signal – All 5G & 4G
Sewage – Mains Supply
Flood Risk – Very Low
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

Disclaimer
Agent Disclaimer:
One Sales & Lettings, their clients and employees:
1: Are not authorised to make or provide any representations or warranties regarding the property, whether on their own behalf, on behalf of their client, or otherwise. They accept no responsibility for any statements made in these particulars. These particulars do not constitute part of any offer or contract and should not be relied upon as statements or representations of fact.
2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance purposes only and are not necessarily comprehensive. It should not be assumed that the property has obtained all necessary planning, building regulation or other consents. One Sales & Lettings have not tested any services, equipment

or facilities. Purchasers are advised to conduct further investigations and inspections before entering into any agreement.

Purchaser Information:
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (mlr 2017) came into force on 26 June 2017. One Sales & Lettings require any successful purchasers proceeding with a property to provide two forms of identification i.e. Passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to One Sales & Lettings removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements:
One Sales & Lettings have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.









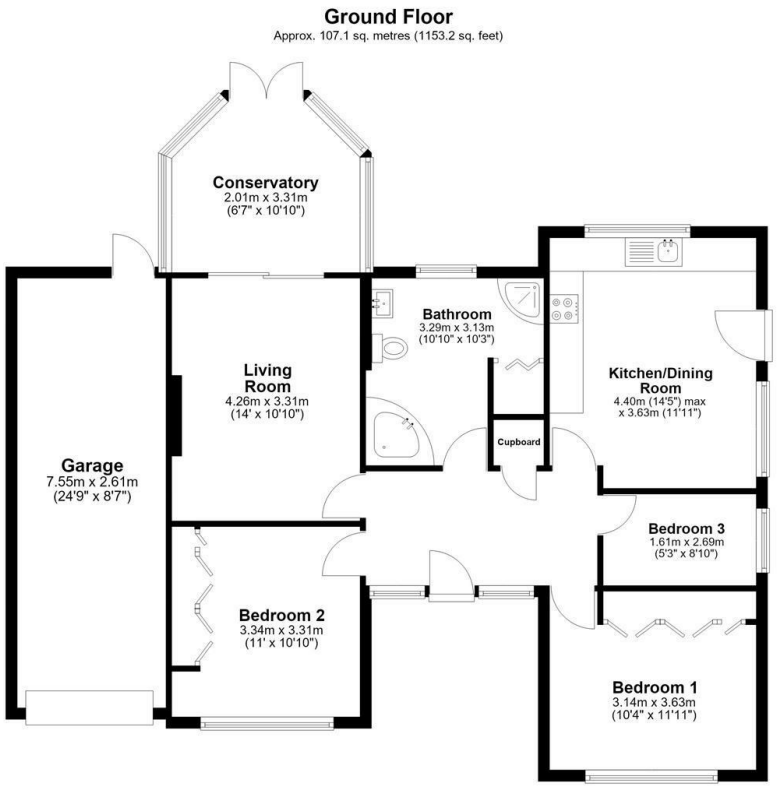




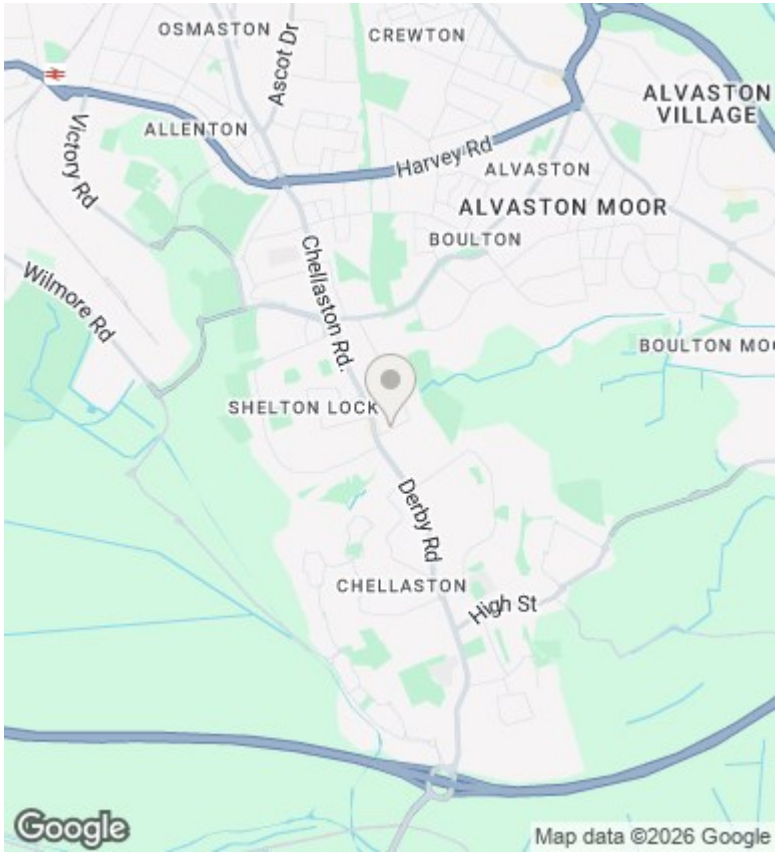








Total area: approx. 107.1 sq. metres (1153.2 sq. feet)



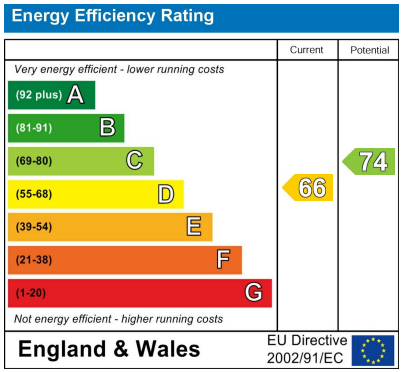
Directions

Viewings

Viewings by arrangement only. Call 01332 910111 to make an appointment.

Council Tax Band

D



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