

CURRAN
BIRDS
+ CO

199, DE23
£160,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



NO CHAIN, IDEAL FIRST TIME BUY - A well-presented two-bedroom end-terraced home, offered to the market with no upward chain and suited to first-time buyers or those seeking a straightforward investment opportunity. The property offers a practical and comfortable living environment, supported by off-road parking and an enclosed rear garden that adds to its everyday appeal.

Internally, the accommodation is bright and well balanced, with a welcoming lounge and a functional kitchen/diner designed for modern living. Positioned within a popular residential part of Littleover, the property benefits from strong local amenities and convenient transport links, making it an attractive option for buyers seeking location, value, and ease of ownership.





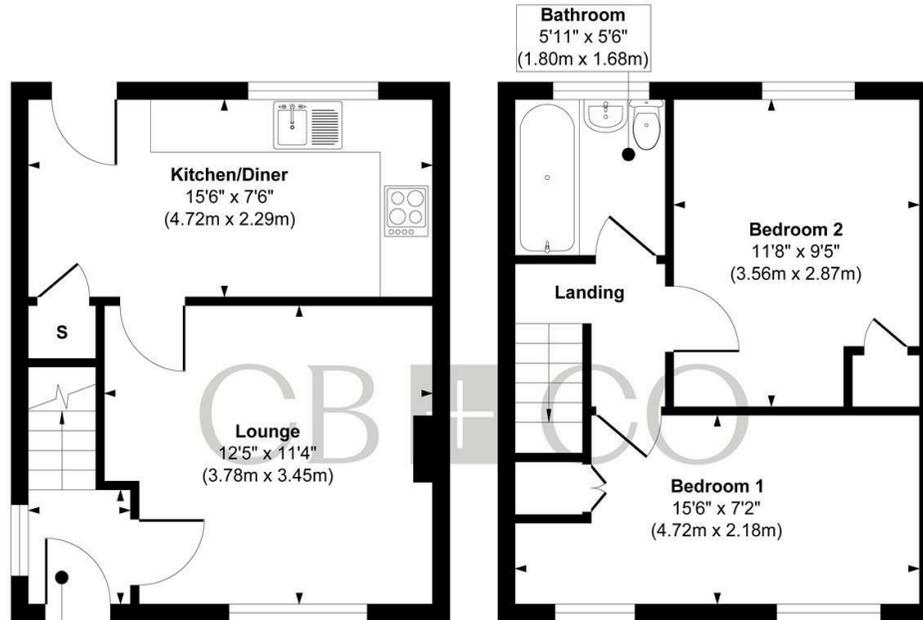




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199 Oaklands Avenue



Entrance Hall
4'4" x 3'11"
(1.32m x 1.19m)

Ground Floor
Approximate Floor Area
297 sq. ft
(27.59 sq. m)

Bathroom
5'11" x 5'6"
(1.80m x 1.68m)

Kitchen/Diner
15'6" x 7'6"
(4.72m x 2.29m)

Lounge
12'5" x 11'4"
(3.78m x 3.45m)

Landing

Bedroom 2
11'8" x 9'5"
(3.56m x 2.87m)

Bedroom 1
15'6" x 7'2"
(4.72m x 2.18m)

First Floor
Approximate Floor Area
297 sq. ft
(27.59 sq. m)

Approx. Gross Internal Floor Area 594 sq. ft / 55.18 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Two Bedroomed End Terraced Property
- No Upward Chain
- Ideal First Time Buyer Opportunity
- Spacious And Well Proportioned Lounge
- Kitchen Diner With Rear Access To The Garden
- Enclosed Rear Garden With Patio, Brick Outbuilding
- Off Road Parking
- Easy Access To Rolls Royce
- Nearby Shops And Supermarket
- Buy To Let Investment Potential

Size

Approx sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

A

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Let's Talk

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