

CURRAN  
BIRDS  
+ CO



199, DE23  
£165,000

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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## The *Particulars*

- Two Bedrooomed 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

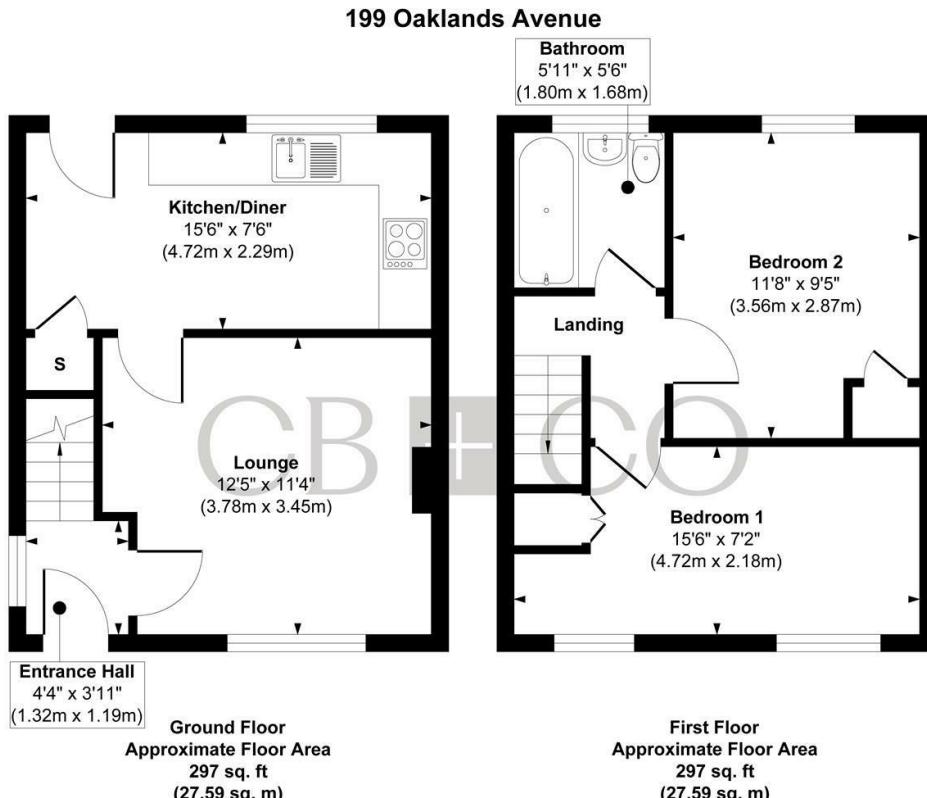
Approx sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

A



# CURRAN BIRDS CO

The logo consists of the company name 'CURRAN BIRDS CO' in a large, white, serif font. To the left of the word 'CURRAN' is a white square containing a black plus sign (+).

*Let's Talk*

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