



Pinfold Close, Derby, Derbyshire DE65 6FR

Asking Price £199,950

The open plan fitted kitchen diner has a window to the side aspect, tile flooring continuing through to the fitted kitchen area, with a selection of fitted base units, built-in oven and electric hob with extractor hood above, freestanding washing machine and fridge freezer space, gas central heating boiler and Upvc double glazed window and door onto the extensive garden.

The first floor has two double bedrooms to both front and rear aspects, with the master across the front aspect with built-in airing cupboard. The modern fitted central bathroom provides a three piece white bathroom suite, with WC, hand wash basin, bath with an electric shower above, complimentary wall tiling and window to the side aspect. The garden to the rear elevation is a generous size with paved patio area and lawn, side gated access leads to the front garden, driveway and garage. Offered with No Upward Chain, View By Appointment.

The Accommodation

Hallway

Lounge

14'9 x 12'0 (4.50m x 3.66m)



Kitchen Diner

14'2 x 12'0 (4.32m x 3.66m)



Image.



Master Bedroom

12'0 x 11'8 (3.66m x 3.56m)



Image..



Bedroom Two

12' x 9'2 (3.66m x 2.79m)



Central Bathroom

8'5 x 4'8 (2.57m x 1.42m)



Image...



Driveway In Front Of Garage



Image....

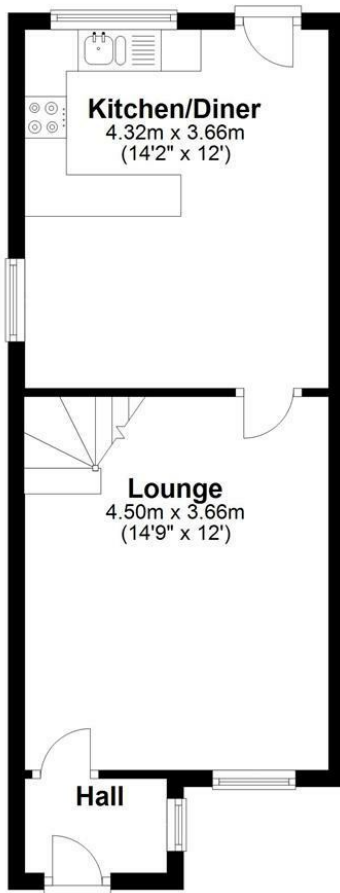


Extensive Front & Rear Gardens

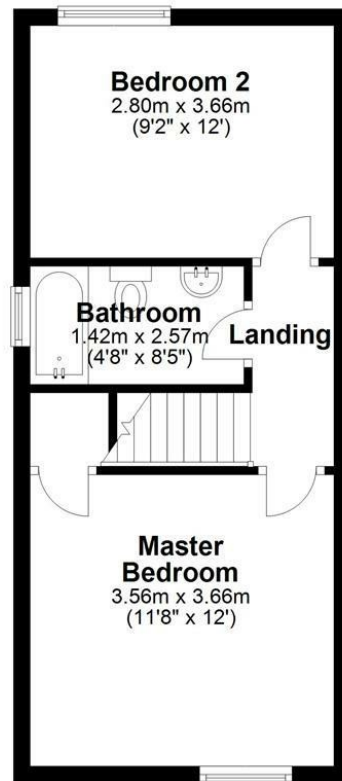


Draft details subject to change and vendor approval.

Ground Floor



First Floor



This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.

Services. Main's water, gas and electricity are understood to be available to the property but none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

