



3 Bed House - End Town House

25 Norbury Crescent, Littleover, Derby DE23 2QT

Price £195,000 Freehold



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Fletcher
& Company

www.fletcherandcompany.co.uk

- End Town House - Ideal for First Time Buyer or Young Family
- Popular Location - Close to Local Amenities
- Gas Central Heating & Double Glazing
- Lounge/Dining Room
- Kitchen & Pantry
- Three Bedrooms & Shower Room
- Generous Sized Garden with Brick Store
- Off-Road Car Parking
- No Chain Involved
- Easy Access to Derby, A38 & A50

Due to the high level of interest we have received for this property we are inviting best and final offers in writing by 1pm on Monday 15th June to derby@fletcherandcompany.co.uk

IDEAL FOR FIRST TIME BUYER/YOUNG FAMILY - A popular, three bedroom, end town house benefitting from a generous sized garden, located close to good amenities.

The Location

Littleover is a popular village and suburb location with a busy centre offering a range of amenities. There is also a selection of shops on Blagreaves Lane. The property is also convenient for Derby City centre and nearby transport links.

Accommodation

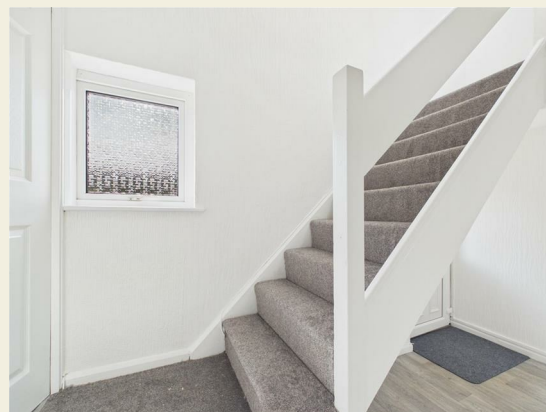
Ground Floor

Storm Porch

Entrance Hall

10'10" x 6'3" (3.31 x 1.91)

With entrance door, radiator and staircase leading to first floor.



Cloakroom

4'7" x 2'5" (1.41 x 0.76)

With WC and double glazed window.

Lounge/Dining Room

17'0" x 13'6" (5.20 x 4.13)

With radiator, double glazed window to front and double glazed, sliding patio door opening onto garden.



Kitchen

10'3" x 9'10" (3.14 x 3.02)

With single stainless steel sink unit with mixer tap, wall and base units, work tops, electric hob, electric oven, plumbing for automatic washing machine, plumbing for dishwasher, double glazed window to rear and double glazed side access door.



Pantry

3'9" x 2'4" (1.16 x 0.72)

With shelving.

First Floor Landing

7'10" x 3'0" (2.40 x 0.92)

With double glazed window to front and access to roof space.

Bedroom One

13'6" x 9'10" (4.14 x 3.00)

With radiator, double glazed window to rear and internal panelled door with chrome fittings.



Bedroom Two

10'4" x 9'11" (3.15 x 3.04)

With built-in cupboard housing the boiler, radiator, double glazed window to rear and internal panelled door with chrome fittings.



Bedroom Three

10'0" x 6'11" (3.05 x 2.13)

With radiator, double glazed window to front and internal panelled door with chrome fittings.



Shower Room

6'3" x 5'6" (1.92 x 1.70)

With electric shower, wash basin, low level WC, tiled splashbacks, double glazed window, extractor fan and internal panelled door with chrome fittings.



Front Garden

The property is set back from the pavement edge behind a low maintenance garden and providing off-road car parking.



Rear Garden

To the rear of the property is a generous sized, enclosed rear garden laid to lawn with gravel beds and fencing.



Brick Store
With power.

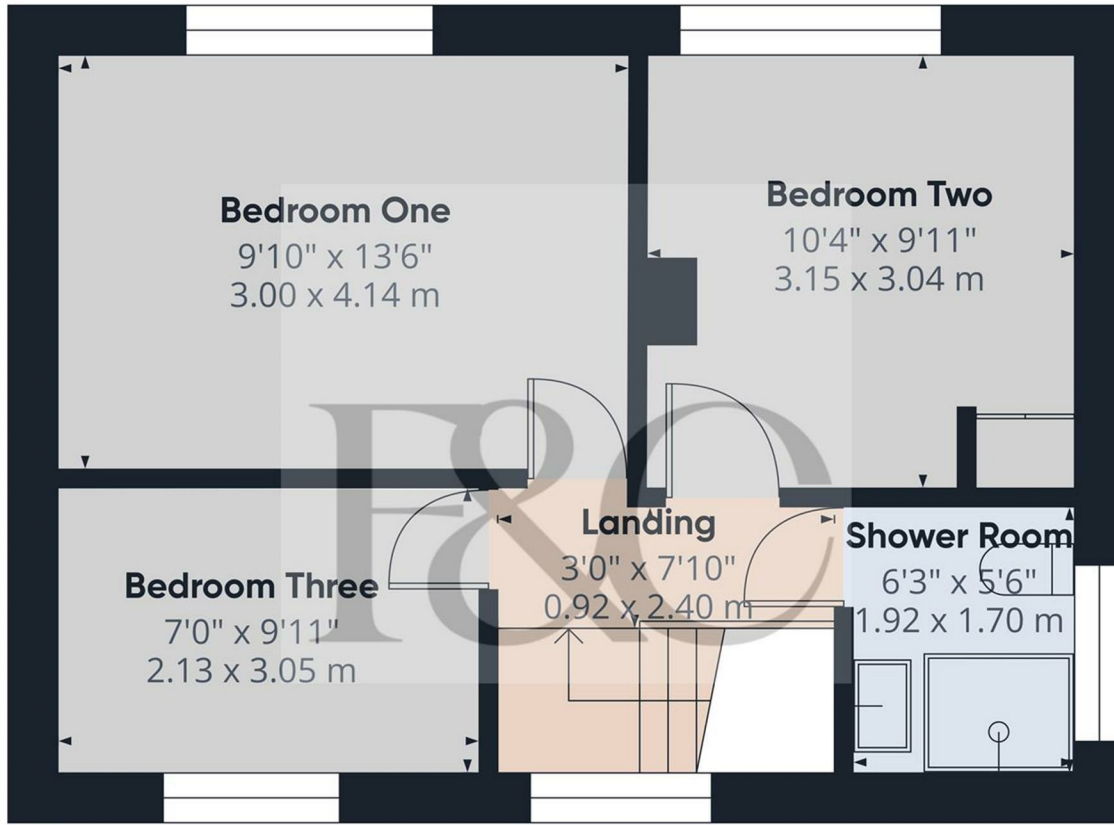


Side Access
With gate and space for storing wheelie bins and storm canopy porch.

Council Tax Band A



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Floor 1

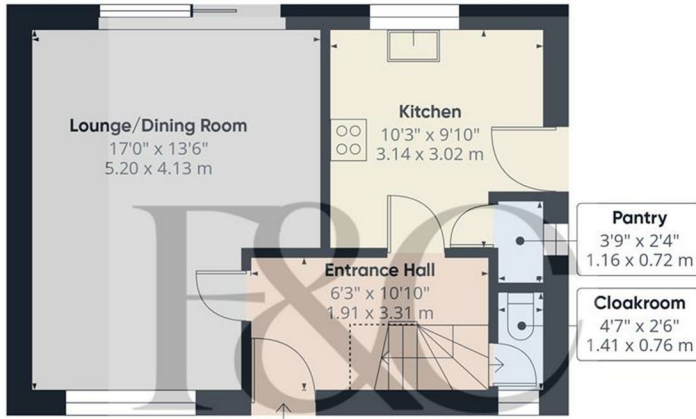
Approximate total area⁽¹⁾
372 ft²
34.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

774 ft²
71.9 m²

Reduced headroom

9 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	71	86
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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