



## 277 Lambourn Drive, Allestree Derby, DE22 2UA Offers Around £274,000

A WELL-PROPORTIONED, THREE-BEDROOMED DETACHED BUNGALOW, enjoying a desirable residential location in the suburb of Allestree, well served by local amenities, and within the CATCHMENT AREA of the highly regarded ECCLESBOURNE SCHOOL at Duffield. The property has the additional benefit of IMMEDIATE VACANT POSSESSION, and affords purchasers the opportunity to undertake a refurbishment scheme to their own style and requirements. Having the benefit of gas central heating, and double glazing, the accommodation briefly comprises: -

INTERNALLY, side entrance hall, generous lounge dining room, kitchen with integrated appliances, three bedrooms, and shower room. EXTERNALLY, front garden, driveway affording car standing and leading to detached single garage, and mature rear garden. EPC D, Council Tax Band D.

## 277 Lambourn Drive, Allestree, Derby, DE22 2UA

### The Property

An attractive gable-fronted, detached bungalow, offering a well-proportioned interior, with the potential refurbishment to individual taste. Available with immediate vacant possession, and comprising; entrance hall, lounge dining room, kitchen, three bedrooms, shower room, front garden, driveway parking, detached single garage, and rear garden.

### Location

The property enjoys an enviable and mature residential location in the suburb of Allestree, well served by a range of local amenities, and is within the catchment area of highly regarded schooling to include Ecclesbourne secondary school. The property is within minutes driving distance of Derbys ring road system for commuting further afield, together with Allestree Park affording picturesque walks.

### Directions

When leaving Derby city centre by vehicle, proceed north along the A6 Duffield Road, continuing on the A6 at the Palm Court traffic island, and after passing the garage on the lefthand side turn right into Derwent Avenue, then at the bottom turn right onto Lambourn Drive, following the road before finding the property on the lefthand side.

What 3 Words /// sprint.fingernails.hill

### Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13500.

### Accommodation

Having the benefit of gas central heating, and double glazing, the detailed accommodation comprises: -

#### INTERNALLY

#### Side Entrance Hall

Having front entrance door, and central heating radiator.

#### Lounge Dining Room

7.01m x 3.66m (23'0" x 12'0")

Having wide stone fireplace and chimney breast with slate hearth, double glazed sliding patio doors to the rear garden, six wall light points, and central heating radiator.



#### Kitchen

3.58m x 3.25m (11'9" x 10'8")

Having oak-effect fittings comprising; one tall double larder unit, three single base units, two sets of drawers, three double wall units, and two single wall units, together with integrated gas hob with extractor hood and light over, integrated electric oven, single-drainer sink unit, ample work surface areas with tiled splashbacks, UPVC double glazed side door and window, and boiler cupboard housing a Remeha wall-mounted gas-fired combination boiler providing domestic hot water and central heating.





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### Bedroom One

3.66m x 3.05m (12'0" x 10'0")

Having UPVC double glazed bow window to the front, and central heating radiator.



### Bedroom Two

3.66m x 3.05m (12'0" x 10'0")

Having UPVC double glazed bow window, and central heating radiator.



### Bedroom Three

3.35m x 2.79m (11'0" x 9'2")

Having UPVC double glazed window, and central heating radiator.



### Shower Room

2.59m x 2.16m (8'6" x 7'1")

Having white sanitary ware comprising; low-level WC, pedestal wash hand basin, and walk-in shower enclosure with shower unit, together with UPVC double glazed window, ceiling extractor fan, and central heating radiator.



## EXTERNALLY

### Front Garden

Laid mainly to gravel for easy maintenance, with flower borders, and driveway for car standing and leading to the: -

### Detached Single Garage

Of concrete sectional construction.

### Attached Loggia

Attached to the rear of the bungalow

### Rear Garden

Having paved patio, lawn, and flower and shrub borders.



**ADDITIONAL INFORMATION**

**Tenure**

We understand the property is held freehold, with vacant possession provided upon completion.

**Anti-Money Laundering (AML) Regulations**

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

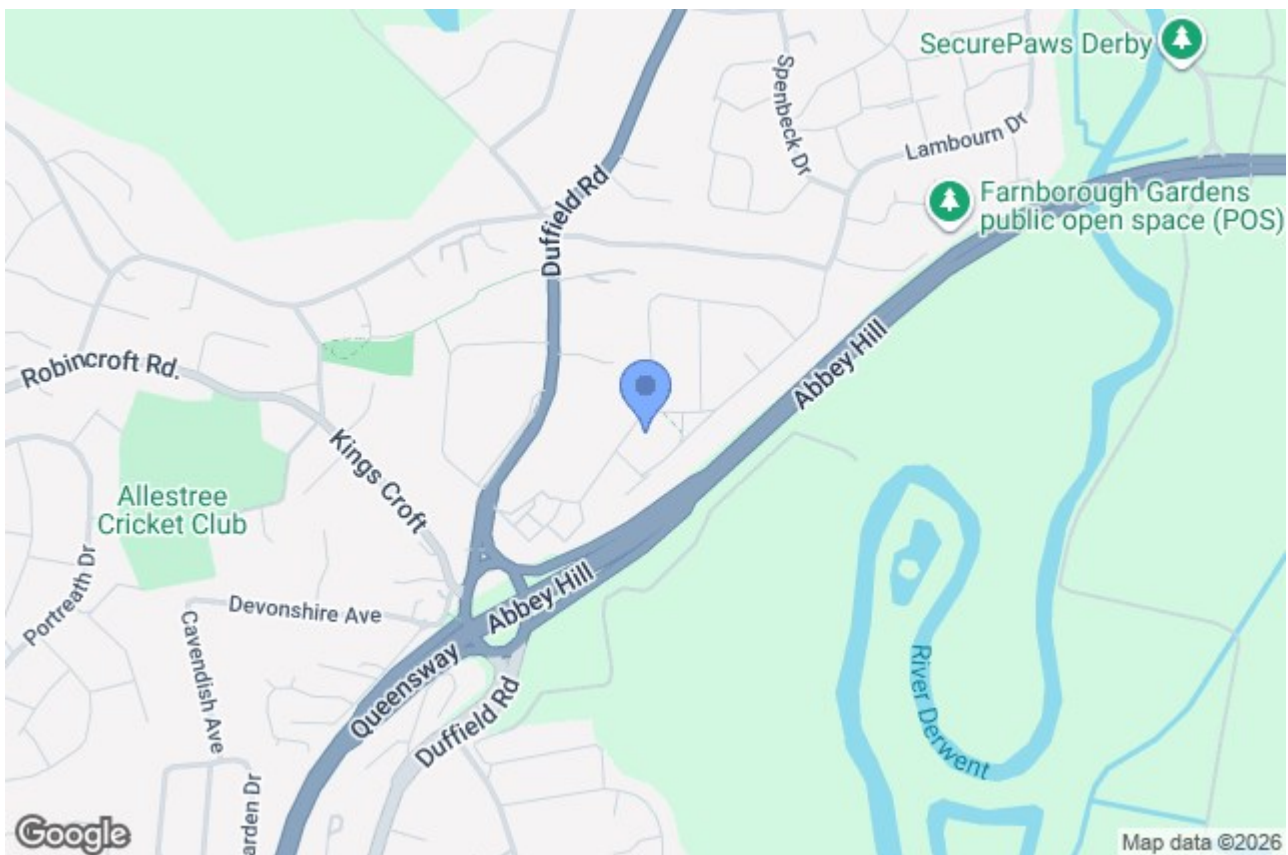
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13500**

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 82                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 60      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                            |
|-----------------------------------------------------------------|---------|----------------------------|
|                                                                 | Current | Potential                  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                            |
| (92 plus) A                                                     |         |                            |
| (81-91) B                                                       |         |                            |
| (69-80) C                                                       |         |                            |
| (55-68) D                                                       |         |                            |
| (39-54) E                                                       |         |                            |
| (21-38) F                                                       |         |                            |
| (1-20) G                                                        |         |                            |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                            |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC |



#### PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought.

All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors.

All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for

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