

Queensway

Castle Donington, Derbyshire



- ❑ No upward chain
- ❑ Great Family Semi-detached home
- ❑ Three bedrooms
- ❑ Ideal Property for First Time Buyer
- ❑ Open plan Lounge/Diner
- ❑ Gas fired central heating
- ❑ Off road parking

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: Asking Price £152,950



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL Accessed via an opaque double glazed entrance door. Stairs rising to the first floor, central heating radiator and wood effect flooring.

LOUNGE/DINING ROOM 22' 10" x 10' 5" (6.96m x 3.18m) Narrowing to 8' 5". With double glazed bow window to the front elevation, sliding double glazed doors to the rear, two central heating radiators.

KITCHEN 9' 4" x 8' 1" (2.84m x 2.46m) With units at eye and base level providing work surface, storage and appliance space. Four ring gas hob, electric oven and extractor. Wall mounted Worcester central heating boiler, sink unit with mixer tap over, down lighters, double glazed window to the rear elevation, door opening to the side.

FIRST FLOOR

LANDING With double glazed window to the side elevation.

BEDROOM ONE 11' 8" x 10' 3" (3.56m x 3.12m) With double glazed window to the front elevation, central heating radiator and wood effect flooring.

BEDROOM TWO 9' x 8' 9" (2.74m x 2.67m) With double glazed window to the rear elevation. Central heating radiator.

BEDROOM THREE 7' 10" x 6' 6" (2.39m x 1.98m) With double glazed window to the front elevation. Central heating radiator.

BATHROOM Comprising a suite in white of panelled bath with shower over, wash hand basin and w.c. Opaque double glazed window to the rear elevation, Chrome towel rail, tiled walls and floors. Down lighters.

OUTSIDE

PARKING AND GARDEN The property has a lawned fore garden with adjacent drive providing off road parking. To the rear a paved patio and a lawned garden with fenced surround.

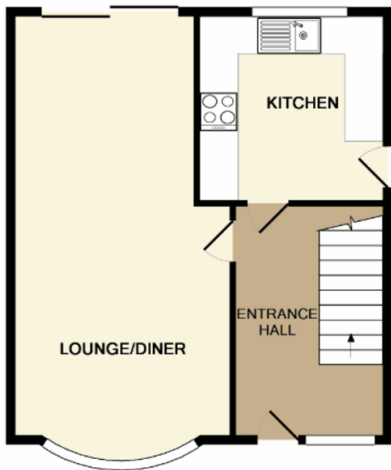


Energy Efficiency Rating

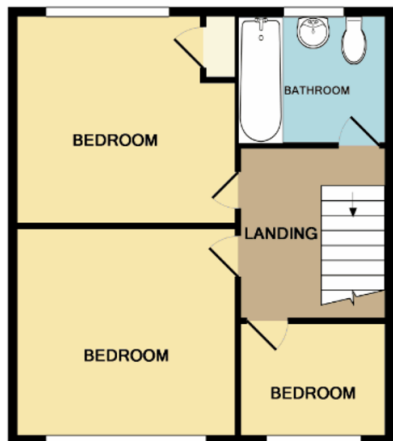
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	72
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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- 3) No statement in these particulars is to be relied upon as a statement or representation of fact.



GROUND FLOOR
APPROX. FLOOR
AREA 436 SQ.FT.
(40.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 428 SQ.FT.
(39.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 864 SQ.FT. (80.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan and of doors, windows, rooms and any other items are approximate and no responsibility is accepted for any omission, or mis-statement. This plan is for illustrative purposes only and should not be relied upon by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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