



2 Pipers Court

Codnor, Codnor, NG16 5RZ

*** DON'T MISS THIS INCREDIBLE OPPORTUNITY, REDUCED FOR A QUICK SPRING SALE ***

Discover your dream home in this charming three bedroom detached property located in a sought after area. This house boasts a spacious lounge diner, fitted kitchen, cloakroom and conservatory, perfect for enjoying the sunshine. Three first floor bedrooms with master having an en-suite and a family bathroom. Outside the home has an enclosed rear garden and driveway providing off road parking and single garage.

Offers Over £200,000

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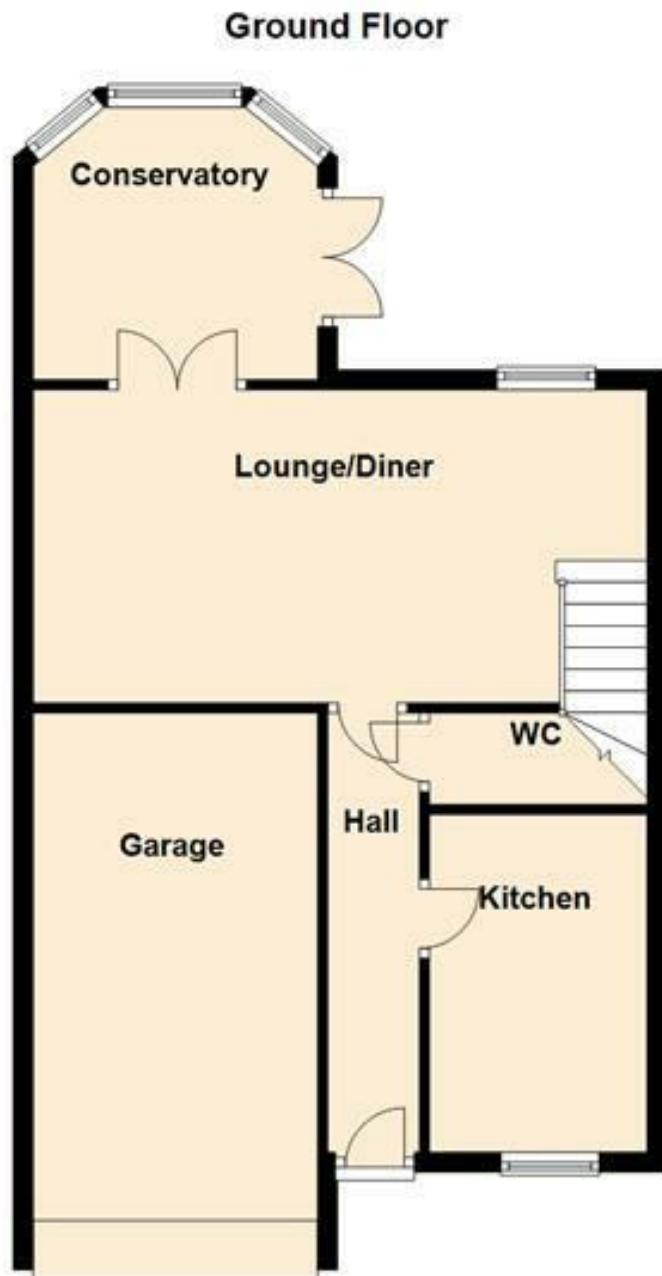
HALL	BEDROOM 2
CLOAKROOM	11'8 x 9'0 (3.56m x 2.74m)
KITCHEN	BEDROOM 3
9'9 x 6'7 (2.97m x 2.01m)	9'4 x 8'2 (2.84m x 2.49m)
LOUNGE DINER	BATHROOM
18'6 x 11'4 (5.64m x 3.45m)	5'6 x 5'4 (1.68m x 1.63m)
CONSERVATORY	OUTSDIE
10'9 x 9'10 (3.28m x 3.00m)	
FIRST FLOOR LANDING	
BEDROOM 1	
12'8 x 10'1 (3.86m x 3.07m)	
EN SUITE	



Directions



Floor Plan



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Uttoxeter-Ashbourne
Plan produced using PlanUp

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		82
(69-80) C	63	
(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	