ABODE
SALES & LETTINGS

Barcheston Close, Oakwood, Derbyshire, DE21 2QG

£225,000

https://www.abodemidlands.co.uk/

**** FULLY MODERNISED AND EXTENDED BUNGALOW ***** Semi detached bungalow offering a hall, lounge open through to a new fitted kitchen and dining room, conservatory with air conditioning, two bedrooms and a bathroom. Ample parking to the front and an enclosed rear garden.

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HALL
Entrance door into the hall, storage cupboard with new boiler and doors to -

LOUNGE
Tunnel light, radiator and open through to the dining room and kitchen.

KITCHEN
New fitted kitchen with work surfaces, sink unit and appliance spaces.

DINING ROOM
Air conditioning unit and patio doors into the conservatory.

CONSERVATORY
Double glazed windows and doors onto the garden.

BEDROOM 1
Upvc double glazed window and radiator,

BEDROOM 2
Upvc double glazed window and radiator,

BATHROOM
Panel enclosed bath with a shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

OUTSIDE
Ample parking to the front, side gated access to the enclosed rear garden with artificial lawn, patio and shed.

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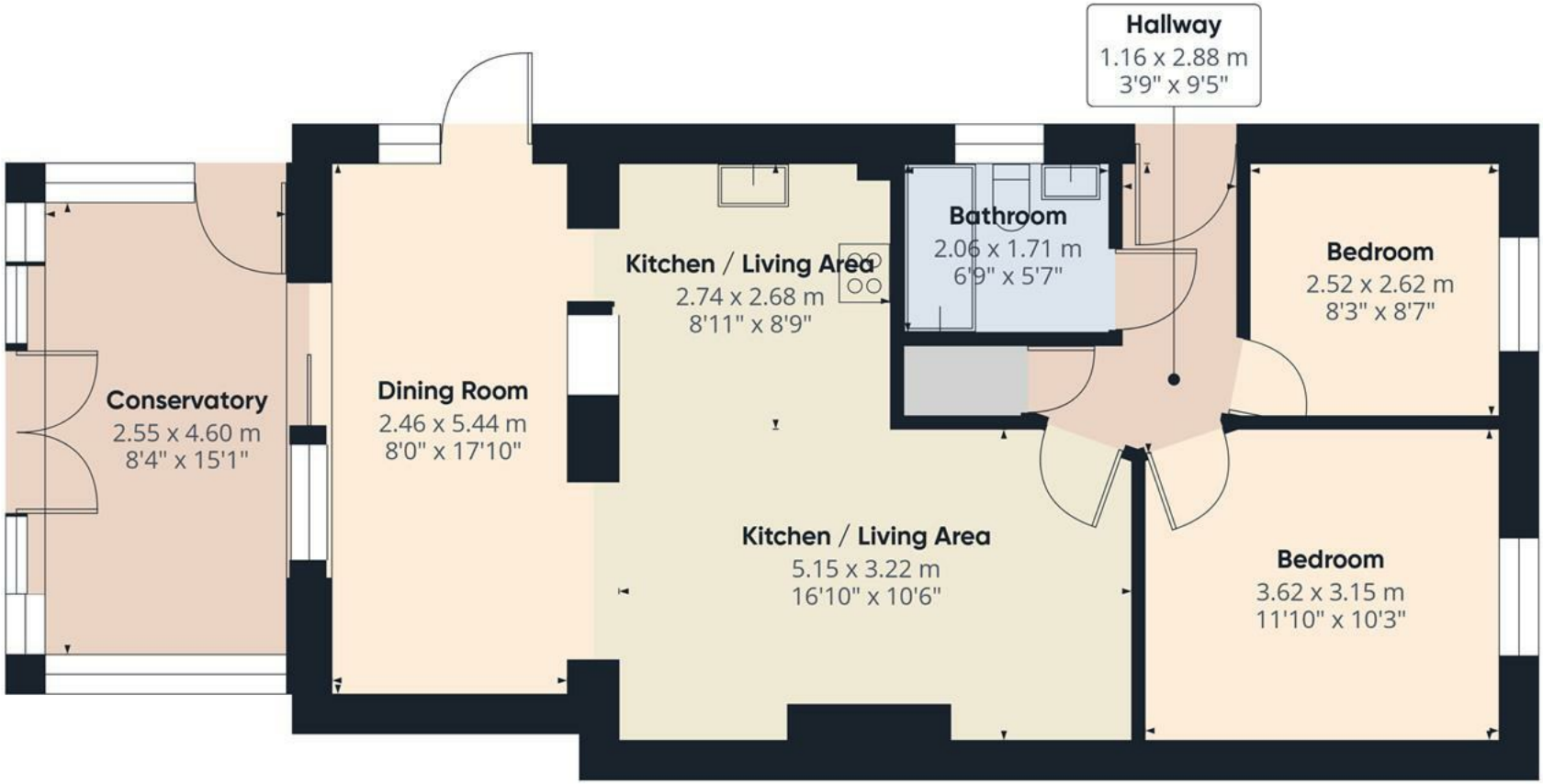

Approximate total area(1)

75.6 m²

814 ft²

(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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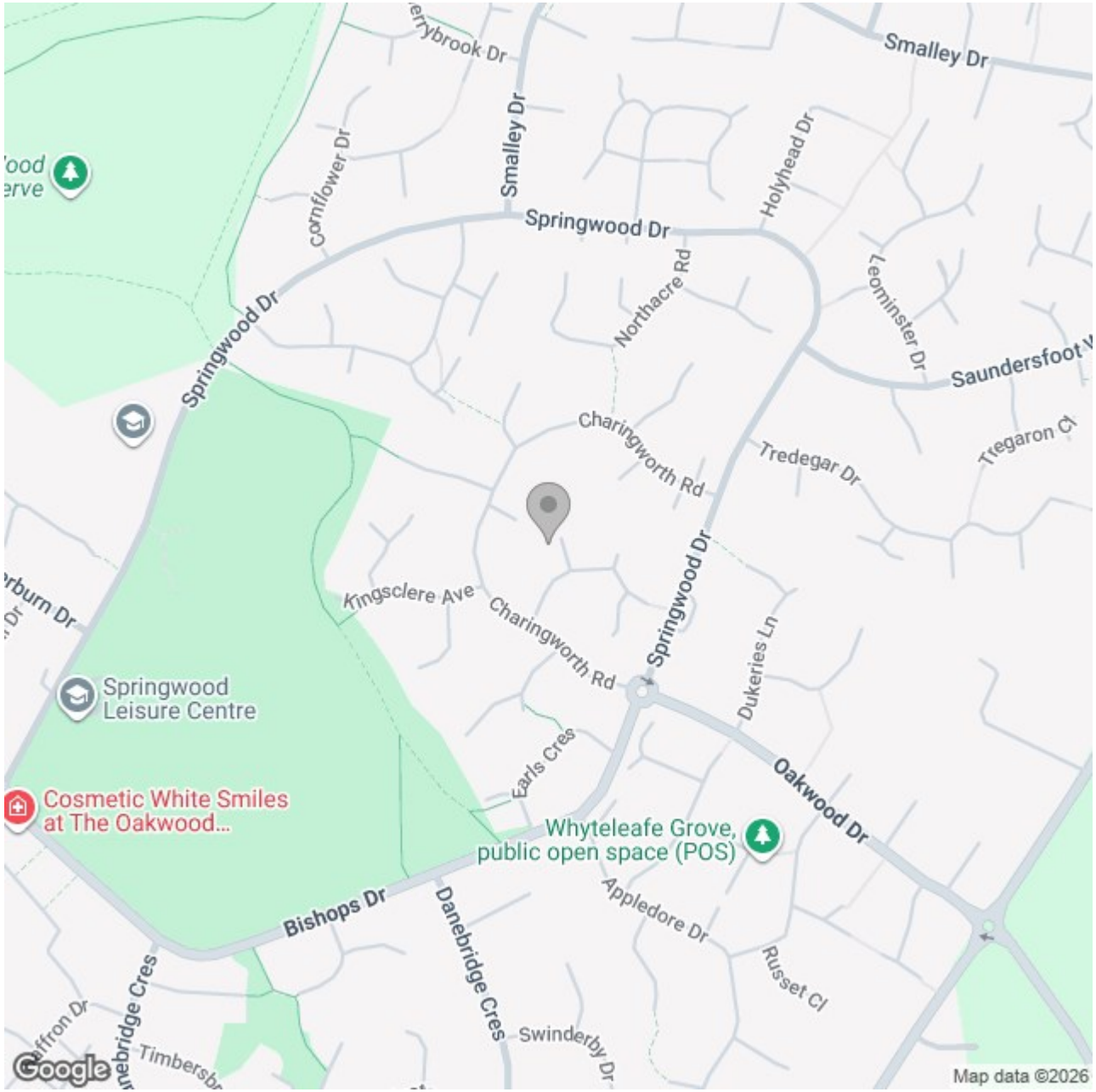

Energy Efficiency Rating

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

England & Wales EU Directive 2002/91/EC

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