



**Radcliffe Drive, Derby DE22 3LA**

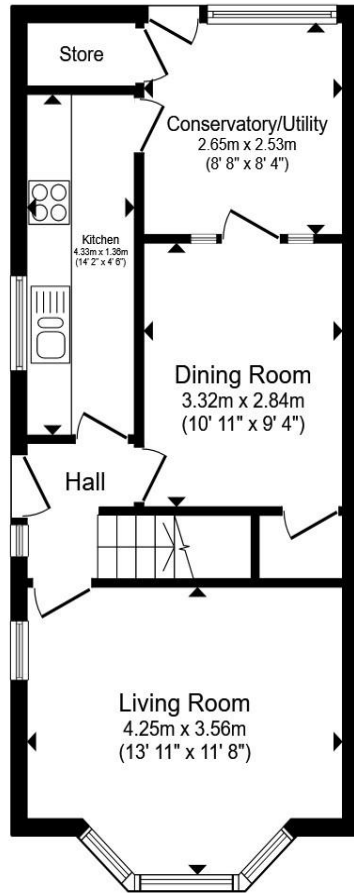
**welcome to**

**Radcliffe Drive, Derby**

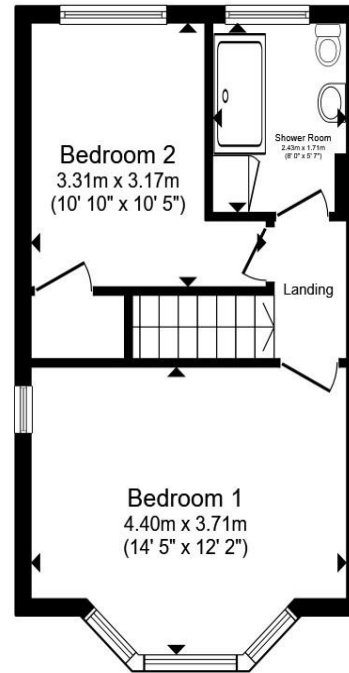
GUIDE PRICE £190,000 - £200,000

Charming two-bedroom semi-detached home near Derby city centre, offering two reception rooms, a conservatory/utility space, a fully fitted





**Ground Floor**



**First Floor**

**Living Room**

13' 11" MAX x 11' 8" MAX ( 4.24m MAX x 3.56m MAX )

**Dining Room**

10' 11" MAX x 9' 4" ( 3.33m MAX x 2.84m )

**Conservatory/Utility**

8' 8" MAX x 8' 4" MAX ( 2.64m MAX x 2.54m MAX )

**Bedroom 1**

14' 5" MAX x 12' 2" MAX ( 4.39m MAX x 3.71m MAX )

**Bedroom 2**

10' 10" MAX x 10' 5" MAX ( 3.30m MAX x 3.17m MAX )

**Bathroom**

8' MAX x 5' 7" MAX ( 2.44m MAX x 1.70m MAX )

Total floor area 76.0 m<sup>2</sup> (818 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## Radcliffe Drive, Derby

- Charming semi-detached home close to Derby city centre
- Two reception rooms, both with fireplaces
- Conservatory/utility room offering additional living space
- Fully fitted kitchen with built-in appliances
- Two double bedrooms with ample storage

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

**£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBY121289 - 0004

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