



 3  
Bedrooms

 1  
Bathroom



**Investment opportunity!**  
**A semi-detached bungalow, comprising three bedrooms and ample off road parking, with ample scope to refurbish and modernise.**  
**The property is situated on Derwent Road, centrally located to Ashby, with public transport routes available, and within walking distance of local amenities, including shops, pubs, local schools, and takeaway eateries. Lakeside retail park is short drive from the location, with good access to the M180 and Scunthorpe town centre.**

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**The property comprises of separated living and sleeping areas. On entrance to the property, the hallway leads to the main lounge, bathroom and all bedrooms, comprising a double radiator, vinyl flooring and uPVC glazed panel door to entry.**

**The lounge comprises of, laminate flooring, front aspect uPVC windows, double radiator and ceiling light fitting, leading onto the rear aspect kitchen which comprises, tiled flooring, uPVC rear aspect door and window, wall and base units, laminate worktop, double radiator and wall hung combi-boiler.**

**The largest double bedroom comprises, front aspect uPVC window, and single radiator, a second double bedroom features, laminate flooring, rear aspect uPVC window, double radiator and integrated storage cupboard. The third single bedroom comprises, integrated storage cupboard, rear aspect uPVC window, and single radiator. The large three piece bathroom features, tiled flooring, two rear aspect obscure glazed windows, close coupled toilet and panel bath.**

**Externally the property benefits, low maintenance paving surrounding, with ample off road parking and gated access ot the front and rear gardens.**

**Viewings are available upon request.**

### **LOUNGE -**

**3.65M X 5.49M (12'0" X 18'0")**

Laminate flooring, double radiator, front aspect uPVC window, ceiling light fitting.

### **KITCHEN -**

**3.59M X 3.06M (11'9" X 10'0")**

Tiled flooring, uPVC rear aspect door and window, wall and base units, laminate worktop, double radiator, wall hung combi - boiler.

### **BEDROOM ONE -**

**3.65M X 3.63M (12'0" X 11'11")**

Front aspect uPVC window, single radiator.

**BEDROOM TWO -**

**3.59M X 2.98M (11'9" X 9'9")**

Laminate flooring, rear aspect uPVC window, double radiator, integrated storage cupboard.

**BEDROOM THREE -**

**3.59M X 2.33M (11'9" X 7'8")**

Single radiator, rear aspect uPVC window, integrated storage cupboard.

**BATHROOM -**

**2.42M X 2.45M (7'11" X 7'8")**

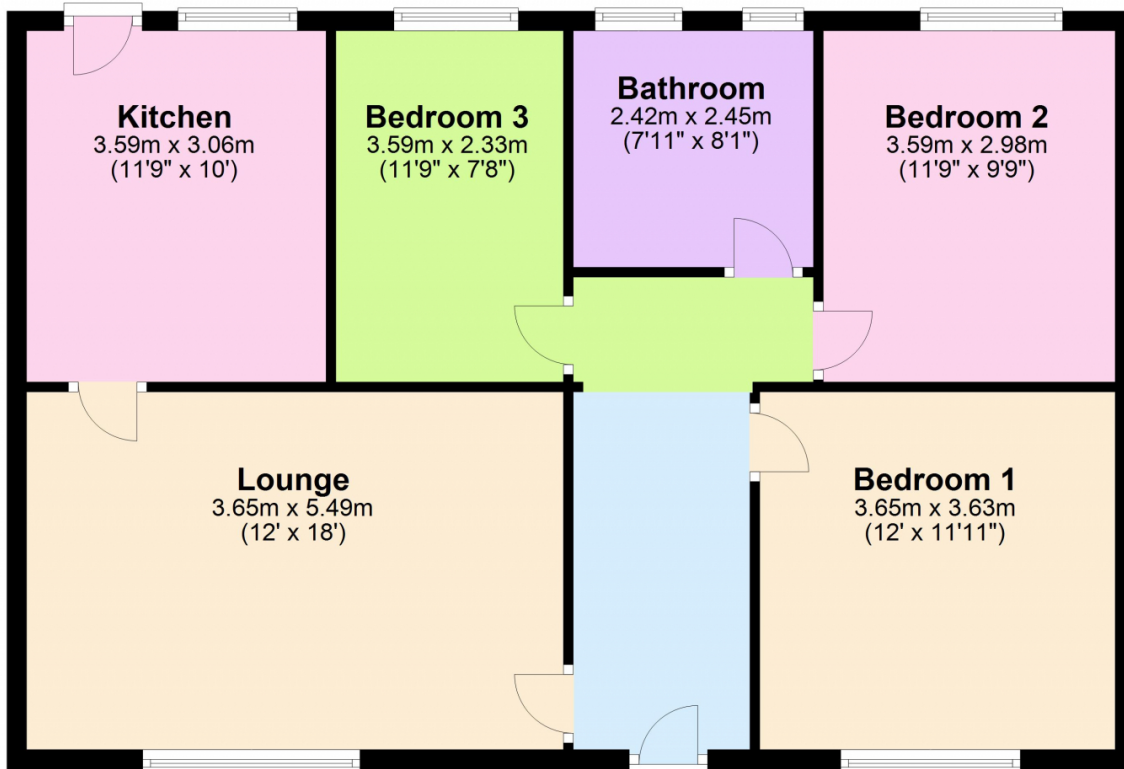
Panel bath, hidden waste hand basin, close coupled toilet, tiled flooring, dual rear aspect obscure glazed uPVC windows.

**Total floor area - 81.6 sq. m. (878.5 sq. ft).**

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### Ground Floor

Approx. 81.6 sq. metres (878.5 sq. feet)



Total area: approx. 81.6 sq. metres (878.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 