

3 Bed Detached Bungalow In Birch Avenue , Ambergate, Belper, DE56 2GL

£1,200 Monthly





SHORT DESCRIPTION

Property Ref: 15874 A WARM and INVITING THREE DOUBLE BEDROOM BUNGALOW in the HEART of the VILLAGE of Ambergate – PERFECTLY SUITED FOR PROFESSIONAL TENANTS or A SMALL FAMILY SEEKING PEACEFUL AND CHARACTER-FILLED ACCOMMODATION. This FANTASTIC HOME boasts EXTENSIVE GREEN-FRONTED GARDEN SPACE, with rich foliage, planting and a BLOCK-PAVED DRIVEWAY offering OFF-STREET PARKING — an OUTSTANDING FEATURE rarely found in bungalows of this calibre. You’re welcomed via a SPACIOUS ENTRANCE HALLWAY, which leads into a BRIGHT LOUNGE featuring an ELECTRIC FIREPLACE – the kind of relaxed environment you’ll look forward to after a busy day. Adjacent is a VERSATILE SECOND RECEPTION ROOM with FRENCH DOORS opening into the GARDEN – ideal as a FORMAL DINING ROOM, HOME OFFICE or RELAXED SECOND LOUNGE for quiet evenings in. The KITCHEN displaying its original style, has been MAINTAINED IN EXCELLENT CONDITION with STANDALONE OVEN-COOKER and INTEGRATED FRIDGE; it offers ample worktop space and direct access to the private rear garden. Accommodation includes THREE WELL-PROPORTIONED DOUBLE BEDROOMS (including a MASTER with FITTED WARDROBES), along with a MODERN SHOWER ROOM featuring a LARGE SHOWER CUBICLE and HEATED TOWEL RAIL. Outside you’ll find a BEAUTIFULLY GREEN AND GARDEN-FOCUSED FRONT AREA with mature planting, while to the rear there is a GOOD-SIZE ENCLOSED GARDEN with PATIO AREA – ideal for SUMMER BBQs, relaxing outside or enjoying the quiet surroundings. Located within the SOUGHT-AFTER VILLAGE of Ambergate which offers a friendly community atmosphere, excellent primary schooling, countryside walking and trails on its doorstep, and bespoke village amenities. READY FOR OCCUPATION NOW, this home presents a UNIQUE OPPORTUNITY FOR SOMEONE LOOKING FOR BOTH CHARM AND CONVENIENCE. DON’T MISS OUT – EARLY VIEWING HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT! Property Type: Detached Bungalow Full Renting price: £1200.00 Pricing Options: Fixed Price Tenure: 12 months Council tax band: C EPC rating: C Measurement: 818.057 sq.ft. Outside Space: Front Garden, Rear Garden, Patio Parking: Driveway Heating Type: Double Glazing,Gas Central Heating -----

3

Bed Room(s)

1

Bath Room(s)

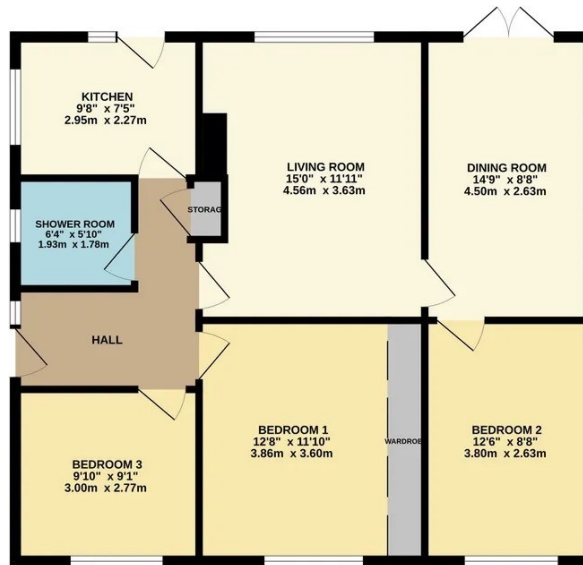
1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

GROUND FLOOR
831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA: 831 sq.ft. (77.2 sq.m.) approx.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Detached bungalow
Total floor area	76 square metres

Rules on letting this property

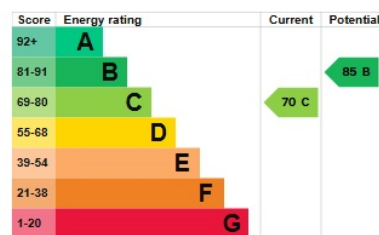
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Disclaimer: The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)

