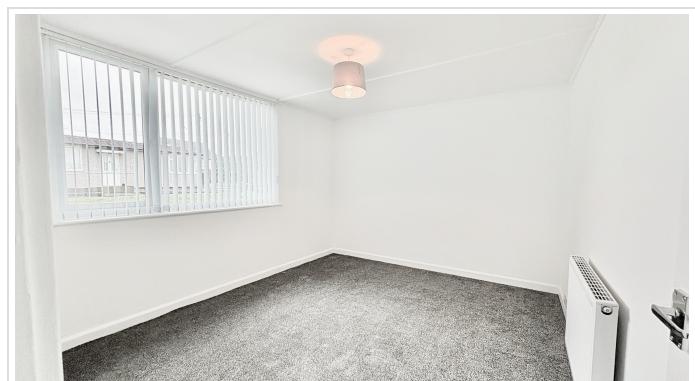


2 Bed Detached Bungalow In Bretton Avenue , Littleover, Derby, DE23 6EE

£925 Monthly





SHORT DESCRIPTION

Property Ref: 16121 ENERGY-EFFICIENT TWO-BEDROOM DETACHED BUNGALOW IN LITTLEOVER, DERBY This WELL-PRESENTED DETACHED BUNGALOW offers MODERN, LOW-COST LIVING and is ideally positioned in the POPULAR AREA OF LITTLEOVER, DERBY. Benefiting from SOLAR PANELS and AIR-SOURCE HEAT PUMP HEATING, the property provides REDUCED ENERGY BILLS and improved efficiency, supported by an EPC RATING OF C. Ideally located approximately 15 MINUTES WALK from the ROYAL DERBY HOSPITAL, this home is well suited to PROFESSIONAL TENANTS or SMALL FAMILIES seeking convenience, comfort, and lower ongoing costs. The accommodation is arranged across a SINGLE LEVEL and includes a BRIGHT AND SPACIOUS LIVING AREA, offering a welcoming space for everyday living and relaxation. The layout is practical, easy to maintain, and ideal for those preferring bungalow living. There are TWO WELL-PROPORTIONED BEDROOMS, providing flexible accommodation for a range of occupiers. The property further benefits from a FITTED KITCHEN and a BATHROOM. The bungalow has been RECENTLY RENOVATED, presenting a fresh, modern interior while maintaining a comfortable and homely feel throughout. Situated close to local shops, amenities, and transport links, this property combines EXCELLENT ENERGY EFFICIENCY with a CONVENIENT AND WELL-CONNECTED LOCATION in one of Derby's most sought-after residential areas. AVAILABLE NOW - EARLY VIEWING HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT. Property Type: Detached Bungalow Full Renting price: £925.00 Pricing Options: Fixed Price Tenure: 12 months Council tax band: A EPC rating: C Measurement: 660 sq.ft. Outside Space: Rear Garden Parking: On street Heating Type: Heat Pump

2

Bed Room(s)

1

Bath Room(s)

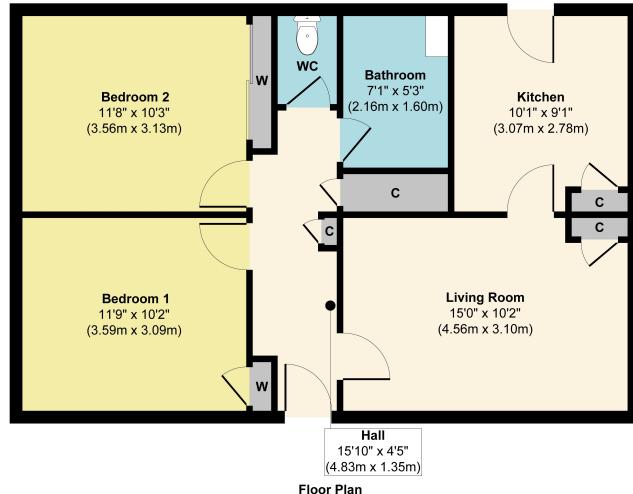
1

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.



Floor Plan

Approx. Gross Internal Floor Area 660 sq. ft / 61.30 sq. m

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	60 square metres

Rules on letting this property

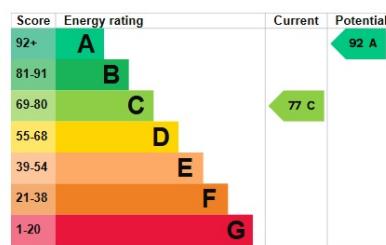
Properties can be let if they have an energy rating from A to E.

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 A.

[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

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