



**Browning Street  
Derby  
DE23 8DN**

**Offers in Excess of £190,000**

**bettermove**

# Browning Street Derby

Bettermove are proud to present this two bedroom bungalow in Derby, available with no forward chain.

This property benefits from double glazing and gas central heating throughout, with off street parking available via the driveway.

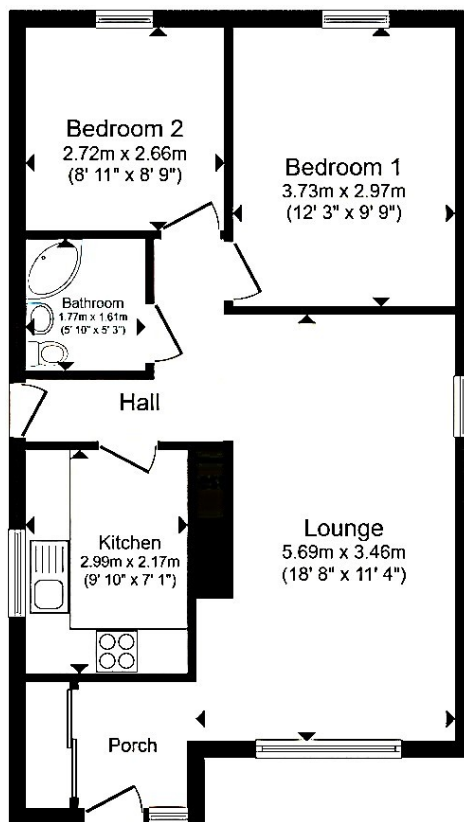
The council tax band is B.

The interior of this beautifully presented property comprises a spacious living room, kitchen, two double bedrooms and the family bathroom. The exterior boasts a private rear garden with a paved patio and lawn areas, perfect for enjoying the summer months.


Located in the popular city of Derby, this property is close to a range of amenities including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from Peartree Railway Station, a variety of local bus routes and close access to the A50, leading to the M1.


This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





Total floor area 56.5 m<sup>2</sup> (608 sq.ft.) approx

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	<b>70</b>	<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>	<b>68</b>	<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 





20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: [hello@bettermove.co.uk](mailto:hello@bettermove.co.uk)  
[www.bettermove.co.uk](http://www.bettermove.co.uk)