



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

View This Property!

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

W: hannells.co.uk
 E: allestree@hannells.co.uk
 T: 01332 556633

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

Viewings Strictly By Appointment Only

We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of £185 per completed transaction.

We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction.

You are NOT obliged to use our preferred partner services.

39 West Bank Road, Allestree, DE22 2FY | Offers in excess of **£280,000 (Freehold)**

A beautifully presented and upgraded three bedroom semi-detached home in the heart of the sought after location of Allestree. The accommodation on offer briefly comprises; Entrance hallway, upgraded modern bay fronted kitchen and spacious lounge. To the first floor are three bedrooms, and the family bathroom. A viewing is truly essential to appreciate the standard of accommodation on offer.

- THREE BEDROOM SEMI DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- EPC RATING TBC - COUNCIL TAX BAND C
- RECENTLY REFURBISHED AND RENOVATED





Full Description

A beautifully presented and upgraded three bedroom semi-detached home in the heart of the sought after location of Allestree.

The accommodation on offer briefly comprises; Entrance hallway, upgraded modern bay fronted kitchen and spacious lounge, all to the ground floor. To the first floor are three bedrooms, and the family bathroom, all accessed via the first floor landing.

Outside, the property benefits from a generous rear garden, with established and mature flower beds, stone patio seating area and lawned garden. To the front of the property is a hardstanding driveway providing ample off road parking and side access to the rear garden.

West Bank Road is conveniently located for local amenities, including shops and schools as well as excellent road and transport links. A viewing is truly essential to appreciate the standard of accommodation on offer.

Measurements & Details

Entrance Hallway:

Kitchen: 12' 11" x 10' 4" (3.93m x 3.15m)

Lounge: 17' 2" x 12' 0" (5.23m x 3.65m)

Conservatory: 14' 9" x 9' 0" (4.49m x 2.74m)

First Floor Landing:

Bedroom One: 13' 0" x 10' 4" (3.96m x 3.15m)

Bedroom Two: 11' 10" x 9' 5" (3.60m x 2.87m)

Bedroom Three: 8' 5" x 5' 11" (2.56m x 1.80m)

Bathroom:

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A Moving Experience