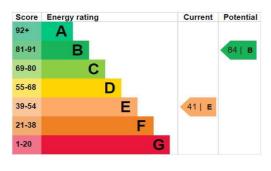


Hannells A Moving Experience









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.

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

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.



32 Woods Lane, Derby DE22 3UA | Offers in Excess of £130,000 (Freehold)

This well presented, spacious, traditional two double bedroomed terraced home is ideally located to offer access to Derby City and would be ideal for the first time buyer or investor.

- TRADITIONAL TERRACED HOME
- LOUNGE & DINING ROOM
- KITCHEN & UTILITY ROOM
- EPC RATING E
- COUNCIL TAX BAND A
- FREEHOLD



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.





















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Full Description

This well presented, spacious, traditional two double bedroomed terraced home is ideally located to offer access to Derby City and would be ideal for the first time buyer or investor.

Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Spacious lounge; separate dining room; fitted kitchen; utility room; two first floor double bedrooms; modern fitted bathroom.

To the front of the property is an enclosed foregarden, whilst to the rear is an enclosed garden with patio seating area and mixed flower and shrubbery beds.

Woods Lane is convenient for all local amenities and has easy access into the City Centre. There is also good access to all major roads, the motorway network, East Midlands Airport, the Royal Derby Hospital, Bombardier and Rolls-Royce.

Measurements

Dining Room: 11' 5" x 11' 2" (3.48m x 3.40m)

Lounge: 12' 0" x 11' 4" (3.65m x 3.45m)

Kitchen: 7' 1" x 5' 10" (2.16m x 1.78m)

Utility Room: 7' 2" x 5' 9" (2.18m x 1.75m)

First Floor Landing:

Bedroom One: 11' 5" x 11' 3" (3.48m x 3.43m)

Bedroom Two: 12' 3" x 8' 7" (3.73m x 2.61m)

Bathroom: 10' 1" x 5' 11" (3.07m x 1.80m)