



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	41 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

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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.

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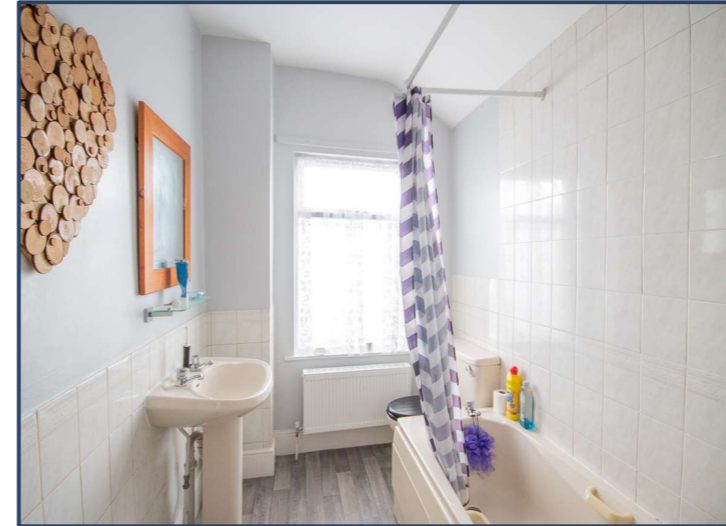
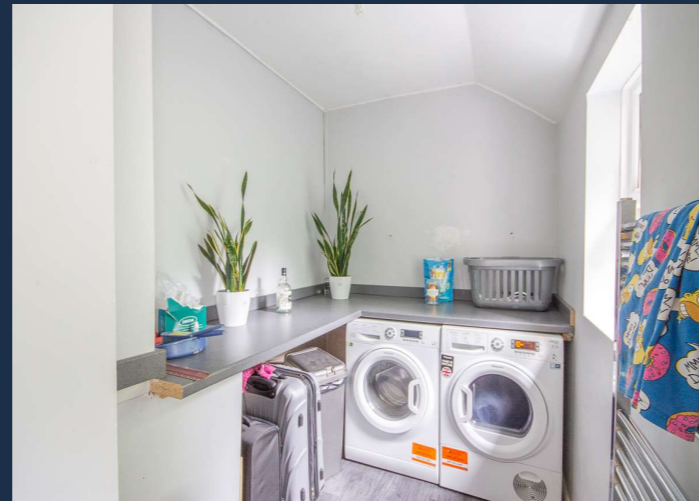
You are NOT obliged to use our preferred partner services.

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





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 shrubby 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)

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A Moving Experience