

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   C	89   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Viewings Strictly By Appointment Only

### 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: oakwood@hannells.co.uk  
T: 01332 280072

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.

77 Rymill Drive, Oakwood, DE21 2UW | **£142,950 (Freehold)**

**An opportunity for the first time buyer or investment purchaser to acquire a modern mid town house offered for sale with no upward chain. Having the benefit of gas fired central heating, UPVC double glazing and an early viewing is recommended.**

- AVAILABLE WITH NO UPWARD CHAIN
- TWO BEDROOM TOWN HOUSE
- ENTRANCE HALLWAY WITH CLOAKS/WC
- EPC RATING C
- ALLOCATED PARKING SPACE



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.

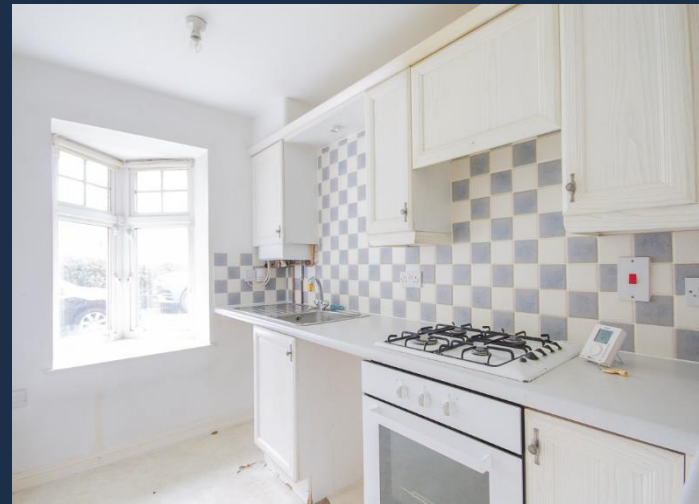
We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

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.

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.



## Full Description

An opportunity for the first time buyer or investment purchaser to acquire a modern mid town house offered for sale with no upward chain.

Having the benefit of gas fired central heating, UPVC double glazing and in brief comprises of:- reception hallway, cloakroom/WC, fitted kitchen and lounge/diner with French doors leading to the rear garden. To the first floor are two bedrooms and bathroom with a three piece suite. Outside, there are gardens to both front and rear elevations and allocated parking.

The property is well situated for local amenities including shops, schools and transport links together with easy access for Derby City Centre and further road links. An early viewing is recommended.

## Measurements & Details

Entrance Hallway: 11' 4" x 3' 5" (3.45m x 1.04m)

Cloaks/WC:

Kitchen: 10' 5" x 5' 8" (3.17m x 1.73m)

Lounge: 13' 3" x 12' 9" (4.04m x 3.88m)

Bedroom One: 12' 5" x 12' 5" (3.78m x 3.78m) maximum measurement to include airing cupboard and double wardrobe

Bedroom Two: 11' 4" x 6' 2" (3.45m x 1.88m)

Bathroom: 6' 4" x 5' 8" (1.93m x 1.73m)

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*A Moving Experience*