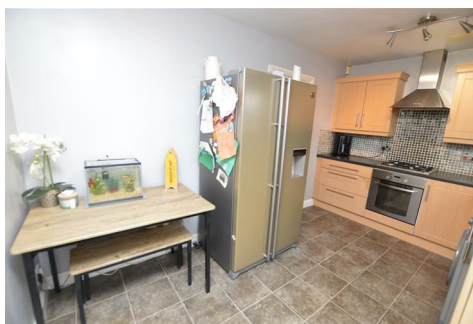




# HOPKINS & DAINTY

ESTATE AGENTS



**Swift Close, Derby, DE3 9XF**

**£215,000**

**\*\*SITUATED WITHIN WALKING DISTANCE OF DERBY ROYAL HOSPITAL\*\*** and coming to the market with immaculately presented accommodation is this **TWO DOUBLE BEDROOM** semi-detached house located within a cul de sac - ideal for first time buyers and buy to let investors. In brief the gas centrally heated and double glazed (new double glazed windows and doors in 2021) has to offer: Entrance hall, lounge and kitchen/diner with door leading out onto the rear garden. To the first floor there are two double bedrooms, bedroom one having built in wardrobes and a bathroom. Outside the property has a generous front and rear garden together with a driveway to the side providing ample off road parking. Viewing is highly recommended! If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.



### Entrance hall

With stairs off to the first floor, radiator, door to:

### Lounge 13'3" x 10'4" (4.06 x 3.15 )



With window to the front, radiator, useful understairs storage cupboard.

### Kitchen/diner 13'4" x 8'7" (4.07 x 2.62)



Fitted with a range of matching wall and base units, working surfaces with tiled splashbacks, inset one and a half stainless steel sink unit and drainer, fitted electric oven with a four ring gas hob over, window to the rear, radiator, door leading out onto the rear garden.

### The first floor landing



With window to the side, fitted airing cupboard.

### Bedroom One 10'11" x 10'4" (3.34 x 3.15)



With two windows to the front, built in over stairs storage cupboard, built in double wardrobe, radiator.

### Bedroom Two 10'11" x 7'3" (3.34 x 2.21)



With radiator, window to the rear.

### Bathroom



Fitted with a 'P' shaped panelled bath with shower over, fitted circular wash hand basin, W.C., partially tiled walls, window to the rear, ceramic tiled flooring, radiator.

## Outside



misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

The property sits on a generous sized plot with a garden to the front, mainly laid to lawn together with a driveway to the side providing off road parking. Double gated side access leads to the rear garden which has lawn and patio.

## Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

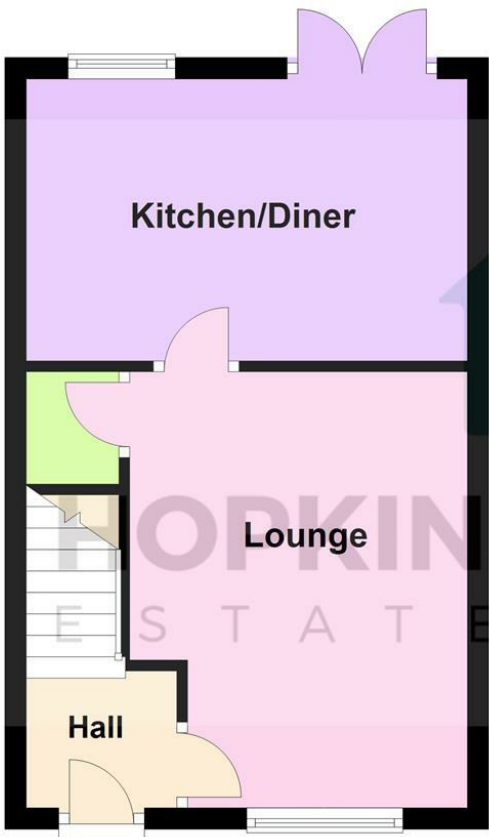
## Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or



Ground Floor

Approx. 28.0 sq. metres (301.4 sq. feet)



First Floor

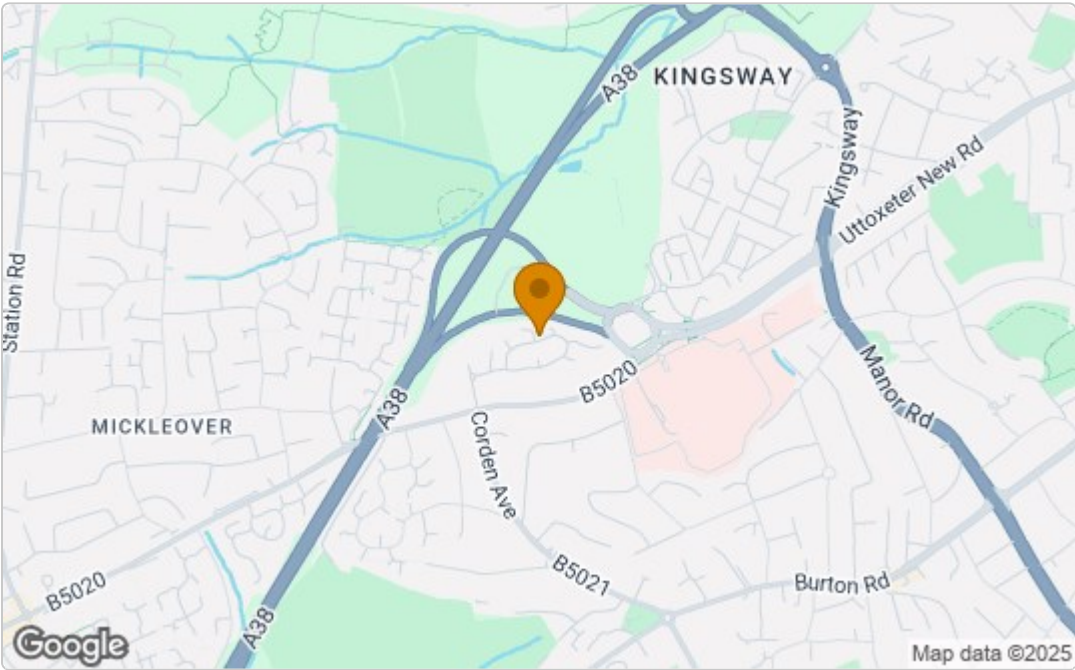
Approx. 28.0 sq. metres (301.4 sq. feet)



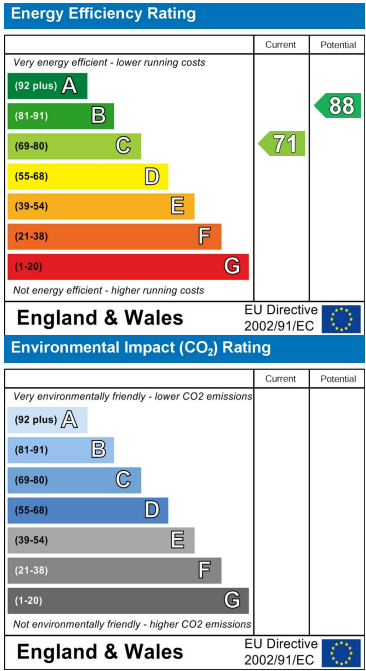
Total area: approx. 56.0 sq. metres (602.8 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.