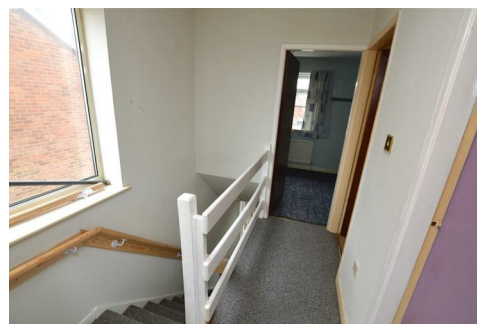




HOPKINS & DAINTY

ESTATE AGENTS



The Woodlands, Melbourne, DE73 8DP

£225,000

****OPEN 7 DAYS**** HOPKINS & DAINTY of TICKNALL are delighted to offer for sale this three bedroom semi detached house located on 'The Woodlands'. The property requires some modernisation but does have a gas combination boiler with central heating and double glazing. In brief the accommodation has to offer: entrance hall, kitchen and open plan lounge/diner with patio doors leading out onto the rear garden. To the first floor there are three bedrooms and a bathroom that has been converted into a wet room. Outside, the property has gardens to both the front and rear, a driveway and single detached garage. Viewing is highly recommended. If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance hall



With stairs off to the first floor, radiator, door to lounge, door to kitchen.

Kitchen 12'1" x 8'3" (3.70 x 2.53)

With a range of fitted wall and base units, working surface over with a tiled splashback, inset stainless steel sink unit and drainer, appliance space for washing machine, windows to the rear and side, radiator, door to the side.

Lounge/dining room 22'3" x 8'0" (6.79 x 2.45)



With window to the front, patio doors to the rear, two radiators.

The first floor landing



With window to the side.

Bedroom One 10'7" x 11'3" (3.25 x 3.44)



With window to the rear, radiator.

Bedroom Two 10'8" x 8'6" (3.26 x 2.61)



With window to the front, radiator, built-in cupboard housing the boiler.

Bedroom Three 7'10" x 7'8" inc bulkhead (2.41 x 2.34 inc bulkhead)



With window to the front, radiator.

Bathroom



Turned into a wet room with electric shower, W.C., wall mounted wash hand basin, tiled walls, window to the rear, radiator.

Outside



The property has a garden to the front, a driveway to the

side and a rear garden of mainly low maintenance. There is also a detached garage.

Draft Sales Details

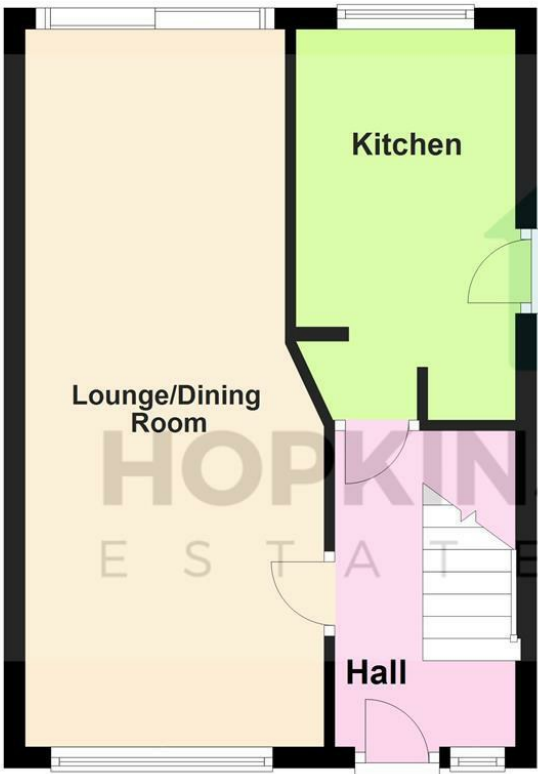
These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

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 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.

Ground Floor

Approx. 31.4 sq. metres (338.1 sq. feet)



First Floor

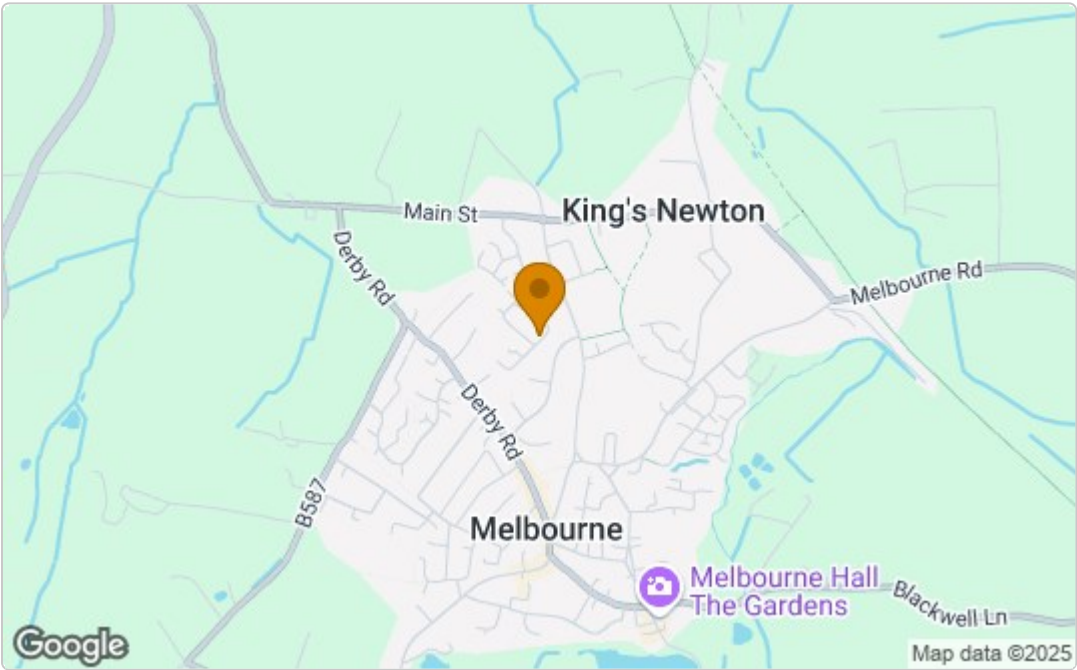
Approx. 34.0 sq. metres (365.6 sq. feet)



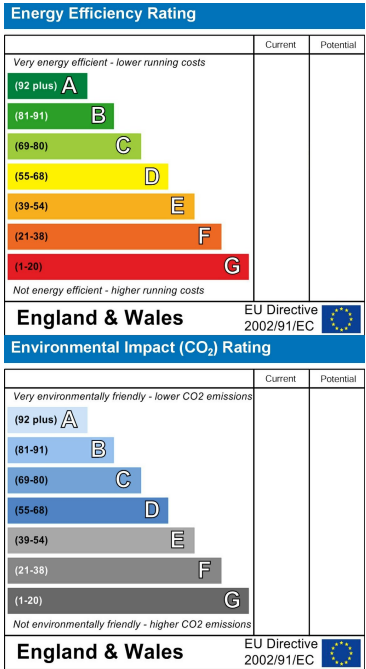
Total area: approx. 65.4 sq. metres (703.7 sq. feet)

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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.