



**Wessington Mews, Allestree Derby DE22 2XH**



**welcome to**

**Wessington Mews, Allestree Derby**

A rare opportunity has arisen to acquire this modern bungalow in desirable Allestree, with large conservatory extension and modern accommodation throughout. The cul de sac is designated for 55s and is a quiet and well-presented residential street.





**Entrance Hall**

**Living Room**

**Conservatory**

**Kitchen**

**Bedroom One**

**Bedroom Two**

**Shower Room**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**welcome to**

## **Wessington Mews, Allestree Derby**

- Over 55s Development
- Two Bed Bungalow
- Large Conservatory
- Modern Shower Room
- Enclosed Rear Garden

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 18 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Rear opportunity to purchase a bungalow in the desirable area of Allestree, situated within this well-presented cul de sac designated for residents over 55. Ideally located for easy reach to Park Farm Shopping Centre including doctors surgery, shops including bakery, food shop, Boots, cafe.

This home has been well-looked after and modernised to offer accommodation comprising; Entrance hallway connecting two bedrooms, a modern shower room with walk-in shower enclosure, lounge to the rear opening through to the generous conservatory extension with outlook into the rear garden, the living room also leads through to the modern re-fitted kitchen with white shaker units, gas hob and integrated double oven, separate microwave and washing machine. Externally there is a driveway parking, a small lawned front garden and access to the rear which is landscaped mainly to slabs for seating and gravel for ease of maintenance. There is also a timber shed for storage.

Service charges and management fees apply. Enquire with the branch for more details and to arrange your viewing today!

**£175,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/DBY118875](https://www.bagshawsresidential.co.uk/Property/DBY118875)



Property Ref:  
DBY118875 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**bagshaws residential**



**01332 361308**



[Derby@bagshawsresidential.co.uk](mailto:Derby@bagshawsresidential.co.uk)



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



**[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)**