

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	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: mickleover@hannells.co.uk
T: 01332 540522

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

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.

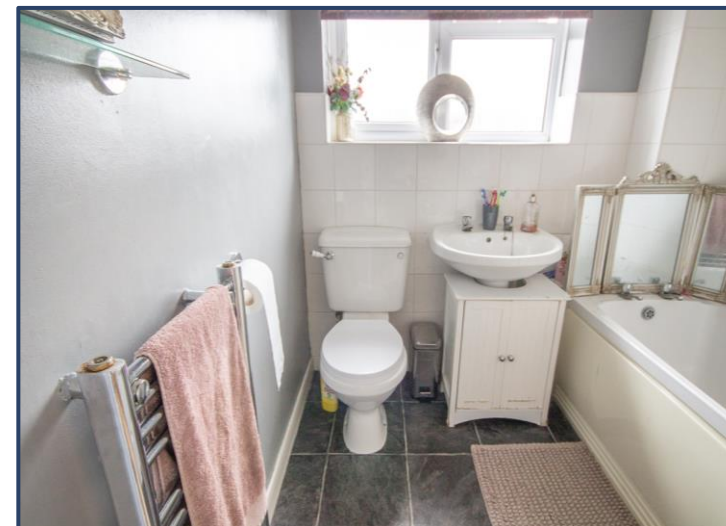
3 Chelmsford Close, Mickleover, DE3 0PU | **£200,000 (Freehold)**

This spacious semi detached family home is set back away from the road in this sought after residential location. The property benefits from uPVC double glazing throughout, gas central heating and off road parking including a detached garage to the rear.

- Semi Detached Spacious Family Home
- Three Good Sized Bedrooms
- Detached Garage
- Open Plan Lounge Diner



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

The property in brief comprises; Entrance porch, spacious lounge opening to a dining room with sliding patio doors and extended fitted kitchen with utility area and access to the rear garden. Found to the first floor are two double bedrooms, third good sized single bedroom and fitted family bathroom.

The front of the property features pedestrian access as well as a lawned fore garden with a mature tree and low brick wall. Access can be gained to the rear garden via the side elevation. To the rear of the property is an enclosed garden with patio seating area, lawn, detached garage and driveway with access to Chelmsford Close.

Chelmsford Close is ideally located close to local shops, well regarded schools, public transport routes and amenities within Mickleover. The property also features excellent access to the A50 and A38 road networks leading to the M1 motorway and East Midlands Airport. An internal viewing is highly recommended to fully appreciate the size and standard on offer.

Measurements & Details

Entrance Porch: 5' 0" x 7' 1" (1.52m x 2.16m)

Lounge: 12' 11" x 16' 7" (3.93m x 5.05m)

Dining Room: 10' 9" x 8' 11" (3.27m x 2.72m)

Kitchen: 10' 5" x 7' 4" (3.17m x 2.23m)

Utility Area: 4' 0" x 7' 1" (1.22m x 2.16m)

First Floor Landing:

Bedroom One: 13' 4" x 9' 11" (4.06m x 3.02m)

Bedroom Two: 10' 9" x 10' 0" (3.27m x 3.05m)

Bedroom Three: 10' 4" x 6' 5" (3.15m x 1.95m)

Bathroom: 6' 2" x 6' 5" (1.88m x 1.95m)

3 Chelmsford Close, Mickleover, DE3 0PU | **£200,000 (Freehold)**

A Moving Experience

hannells.co.uk | mickleover@hannells.co.uk | 01332 540522

hannells.co.uk | mickleover@hannells.co.uk | 01332 540522