

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## 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:** chaddesden@hannells.co.uk  
**T:** 01332 281400

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.

## Viewing 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 between £225 - £250 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.

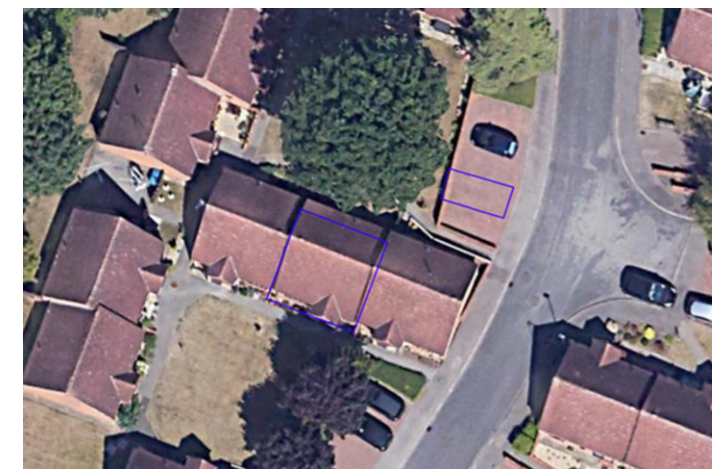
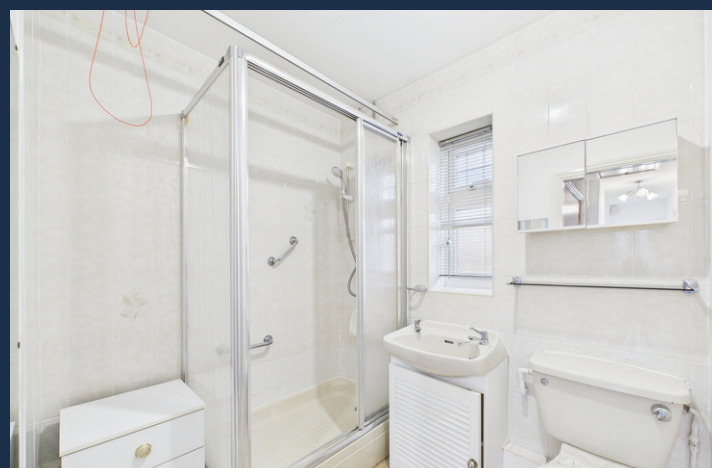
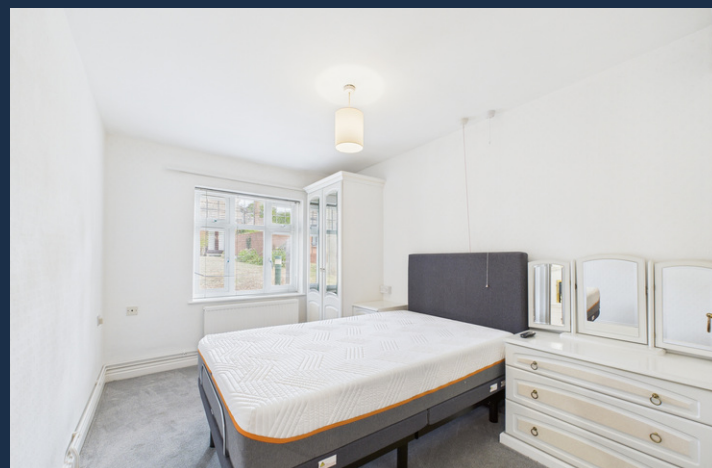
## Gascoigne Drive, Spondon, DE21 7GL | Asking Price £125,000 Leasehold

Brought to the market with no upward chain is this two bedroom mid terrace bungalow, situated of a charming over 55s development. This 80% shared ownership property is located close to the heart of Spondon village having a range of shops and amenities, and features double glazing, gas central heating and one allocated parking space.

- Two Bedroom Mid-Terrace Bungalow
- EPC Rating C, Standard Construction
- Council Tax Band B, Leasehold
- One Allocated Parking Space
- Over 55s Development







### Full Description:

Brought to the market with no upward chain is this two bedroom mid terraced bungalow, situated of a charming over 55s development. This 80% shared ownership property is located close to the heart of Spondon village having a range of shops and amenities, the property features double glazing, gas central heating and one allocated parking space.

In brief, the accommodation comprises: Entrance hall, spacious lounge, fitted kitchen with pantry storage, two bedrooms, a fitted shower room having a three-piece suite.

Outside, the property benefits from well-kept communal gardens and grounds, and one allocated parking space nearby parking. There is an on-site warden and 24-hour Careline assistance.

Gascoigne Drive is conveniently situated for local amenities and shops within Spondon, together with good transport links to Derby City Centre and excellent road links with the A50, A52, access for East Midlands Airport and the M1 motorway.

### Room Measurements & Details:

**Hallway:** (2'9" x 17'0") 0.84 x 5.18

**Lounge:** (10'5" x 13'0") 3.17 x 3.96

**Kitchen:** (5'9" x 9'8") 1.75 x 2.95

**Bedroom:** (8'7" x 13'11") 2.62 x 4.24

**Bedroom:** (8'3" x 8'7") 2.51 x 2.62

**Shower Room:** (7'3" x 5'6") 2.21 x 1.68

### Leasehold Information:

We understand there is a service charge of £165.71 per month to Derwent Housing Association. Lease details are: 99 years from 24 November 1989. As with all leasehold properties we recommend that your legal representative confirm the terms and conditions of the lease.

### Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person.

2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view.

3. Measurements: All measurements are approximate and provided for guidance only.

4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections.

5. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.

25 Gascoigne Drive, Spondon, DE21 7GL | Asking Price £125,000  
Leasehold

*A Moving Experience...*