

Viewing Strictly By Appointment Only

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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.

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.

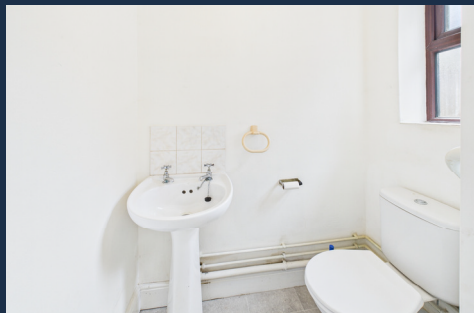
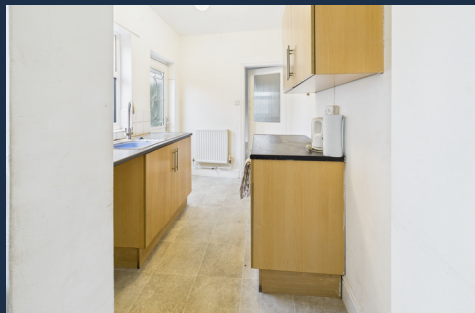
Nottingham Road, Chaddesden, DE21 6FP | Freehold

This two double-bedroom terrace property presents an excellent opportunity for investors or first time buyer. Conveniently located close to Derby City Centre, the home benefits from gas central heating, double glazing and benefits from lounge, dining room, kitchen and first floor bathroom!

- Traditional Two Double Bedroomed Inner Terrace Home
- No Upward Chain
- Ideal First Time Buy/Investment Opportunity
- EPC Rating C, Standard Construction
- Council Tax Band A, Freehold
- Two Reception Rooms And Kitchen



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:

This two double-bedroom terraced property is well-suited for investors or first-time buyers alike and is conveniently located close to Derby City Centre. The home benefits from gas central heating, double glazing and benefits from lounge, dining room, kitchen and first floor bathroom!

The ground floor accommodation briefly comprises:- lounge, dining room and a kitchen. There is also access to cellar.

To the first floor the landing provides access to two double bedrooms and bathroom with a three piece suite.

Outside, there is a garden to the rear.

Room Measurements & Details:

Door To:

Sitting Room: (12'4" x 11'1") 3,76 x 3,38

Dining Room: (12'2" x 11'1") 3,71 x 3,38

Access to Cellar:

Kitchen: (8'9" x 6'4") 2,67 x 1,93

Rear Lobby:

WC: (3'1" x 5'1") 0,94 x 1,55

First Floor Landing: (15'6" x 2'4") 4,72 x 0,71

Bedroom One: (12'5" x 10'3") 3,78 x 3,12

Bedroom Two: (12'3" x 8'3") 3,73 x 2,51

Bathroom: (8'8" x 6'5") 2,64 x 1,96

Outside:

There is a walled garden to the front elevation and to the rear is an enclosed garden being mainly laid to lawn.

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.

A Moving Experience...