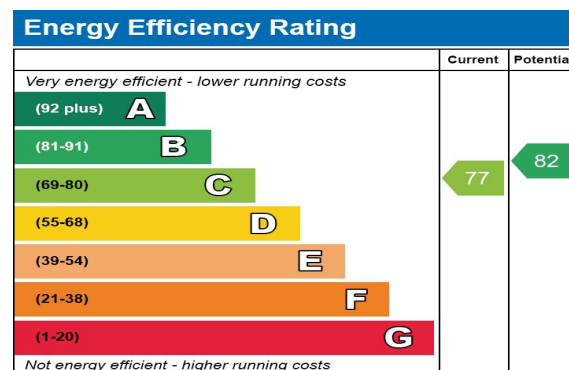




View This Property!

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.

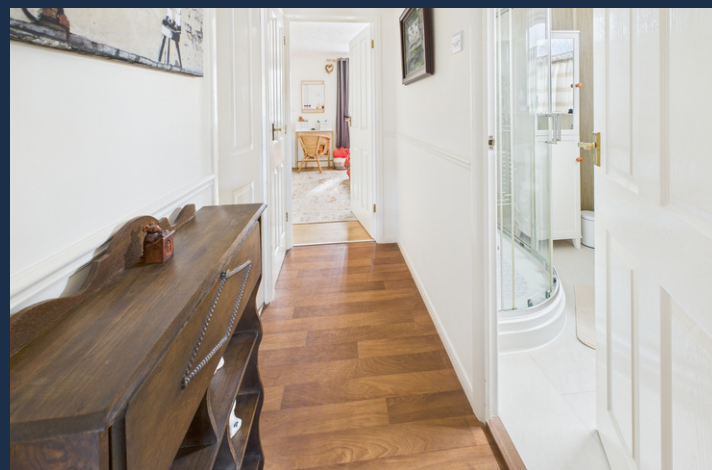


Beaumaris Court, Spondon, DE21 7RG | Freehold

A well-presented semi-detached bungalow, tucked away in a quiet cul-de-sac. Ideally located just a short walk from several bus stops and within easy reach of Spondon's village amenities. The property offers off-road parking and boasts a low-maintenance, south-facing rear garden—perfect for enjoying the sun.

- Well-Presented Semi-Detached Bungalow
- Pleasant Cul-De-Sac Location
- EPC Rating C, Standard Construction
- Council Tax Band B, Freehold
- Off-Road Parking, South-Facing Rear Garden





Beaumaris Court, Spondon, DE21 7RG

A Moving Experience...



A well-presented semi-detached bungalow, tucked away in a quiet cul-de-sac among similar style homes. Ideally located just a short walk from several bus stops and within easy reach of Spondon's village amenities, the property offers off-road parking and boasts a low-maintenance, south-facing rear garden. An early viewing is highly recommended!

The accommodation is supplemented by gas central heating and UPVC double glazing and in brief comprises of:- entrance porch, living room, fitted kitchen with in-built oven and hob and extractor unit, inner lobby, two double bedrooms and fitted shower room with white three piece suite. Outside, there is a tarmac frontage providing off-road parking and to the rear is an enclosed, low maintenance garden being mainly astro-turfed.

Beaumaris Court is a cul-de-sac location well situated for Spondon village having a range of shops and schools together with road links including the A52, M1 motorway, A50, Nottingham East Midlands Airport and access to Derby City Centre.

Room Measurements & Details:

Entrance Porch: (5'8" x 4'6") 1.73 x 1.37

Living Room: (13'7" x 18'7") 4.14 x 5.66

Kitchen: (10'4" x 9'4") 3.15 x 2.84

Conservatory: (11'9" x 7'9") 3.58 x 2.36

Bedroom One: (10'5" x 11'0") 3.17 x 3.35

Bedroom Two: (8'10" x 10'4") 2.69 x 3.15

Shower Room: (5'5" x 7'5") 1.65 x 2.26

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.