



Woodland Avenue
Breaston Derby

Woodland Avenue Breaston Derby DE72 3AN

for sale
£249,500



Property Description

Ashley Adams are delighted to bring to market this extended two double bedroom semi-detached property in the popular village of Breaston. The accommodation in brief comprises, entrance hall, lounge, dining room, kitchen with breakfast area, two first floor double bedrooms and bathroom. To the front of the property is a driveway for two cars with further parking to side. To the rear of the property is a pleasant enclosed rear garden. The property is well located close to all local amenities such as shops and a dentist surgery. The village is very sought after so early viewing is highly recommended!

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To view this property please contact Ashley Adams on

T 01332 202040
E derbyinfo@ashleyadams.co.uk

37-38 Iron Gate
DERBY DE1 3GA

Property Ref: DER214768 - 0002

Tenure:Freehold EPC Rating: D Council Tax Band: B

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Ashley Adams is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05

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