

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.

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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.

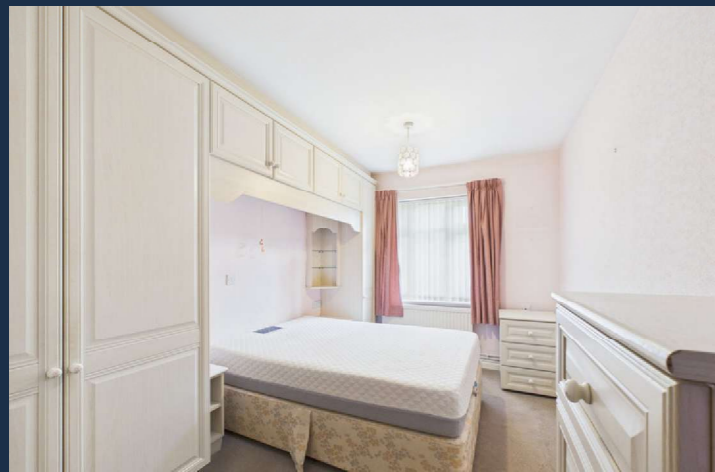
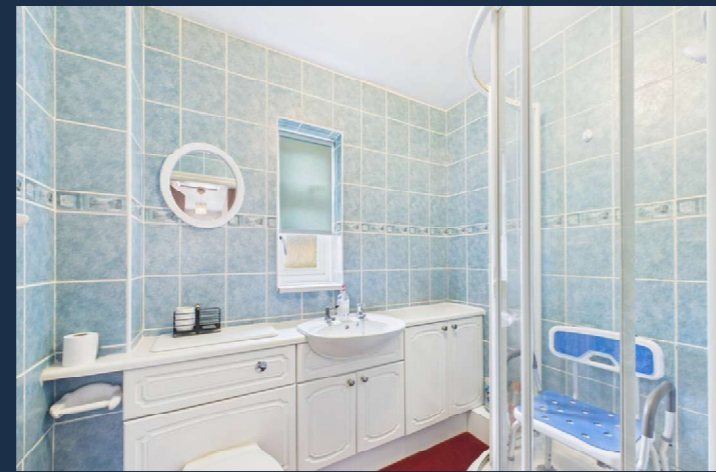
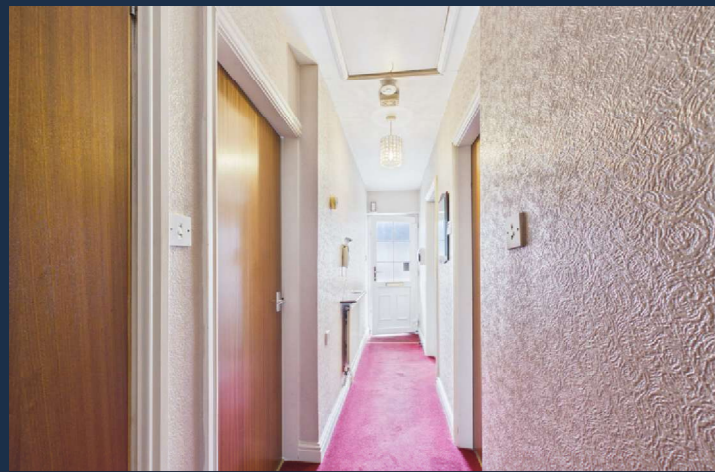
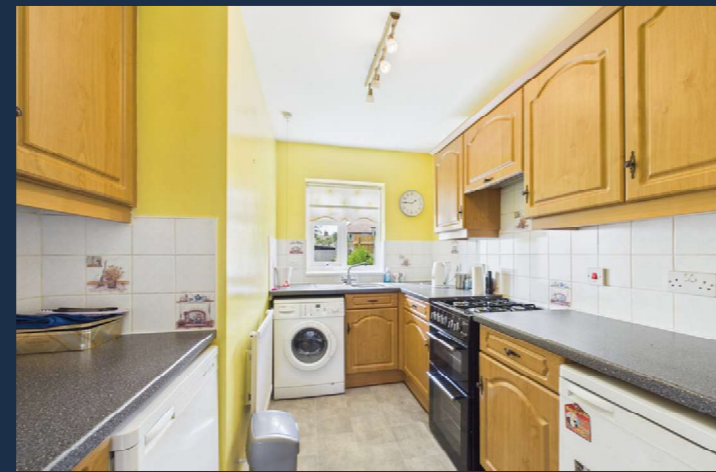
These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should 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 | Leasehold

A well-maintained and attractively presented mid-terrace bungalow offered for sale with no upward chain. The accommodation benefits from double glazing and gas central heating throughout, with the boiler having been replaced approximately 18 months ago. Externally, the property also includes one allocated parking space.

- Well-Maintained And Presented Mid Terrace Bungalow
- Over 55's Development Close To Spondon Village
- 80% Shared Ownership Property
- EPC Rating C, Standard Construction
- Council Tax B, Leasehold





Leasehold

A Moving Experience...



Full Description:

The accommodation benefits from double glazing and gas central heating throughout, with the boiler having been replaced approximately 18 months ago. Externally, the property also includes one allocated parking space. An ideal opportunity for those seeking low-maintenance living in a popular and convenient village location.

In brief, the accommodation comprises: Reception hallway, living room, fitted kitchen, two bedrooms and shower room with 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.

Room Measurements & Details:

Hallway: (17'2" x 2'10") 5.23 x 0.86

Living Room: (13'1" x 10'6") 3.99 x 3.20

Kitchen: (9'7" x 5'9") 2.92 x 1.75

Bedroom One: (14'1" x 8'8") 4.29 x 2.64

Bedroom Two: (8'7" x 8'6") 2.62 x 2.59

Shower Room: (5'6" x 6'11") 1.68 x 2.11

Leasehold Information:

We understand there is a service charge of approximately £171 per calendar month to Places For People. 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.