

Newtonmore Drive,Derby DE22 3XX

bagshaws residential

welcome to

Newtonmore Drive, Derby

- Four-bedroom semi-detached property arranged over three floors
- Immaculately presented throughout and ready to move into
- Driveway providing off-road parking to the front
- Enclosed rear garden with patio seating area and lawn
- Walking distance to Royal Derby Hospital and excellent transport links

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

£270,000

Immaculately presented four-bedroom home in the sought-after Kingsway development. Offering spacious accommodation over three floors, off-road parking, and a landscaped rear garden. Ideal for NHS professionals, being within walking distance of Royal Derby Hospital.

About The Area
Agents Note



view this property online bagshawsresidential.co.uk/Property/DBY122448

The Property Ombudsman

Property Ref:
DBY122448 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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