

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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.

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 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.

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.

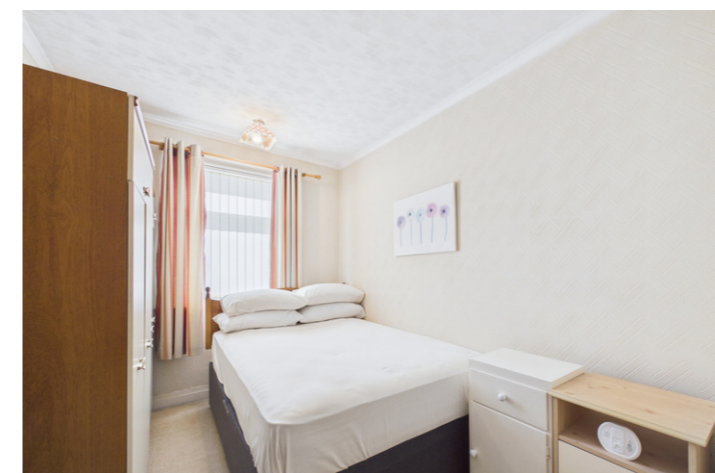
Northwood Avenue, Chaddesden, DE21 6JJ

A traditional two-bedroom semi-detached home offering well-maintained and well-presented accommodation, ideal for a first-time buyer. The property benefits from off-road parking and a mature, south-facing rear garden, and viewing is highly recommended.

- Well-Maintained And Presented Semi-Detached Home
- No Upward Chain, Ideal First Time Buy
- Off-Road Parking, Mature South-Facing Rear Garden
- EPC Rating F, Standard Construction



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:

A traditional two-bedroom semi-detached home offering well-maintained and well-presented accommodation, ideal for a first-time buyer. The property benefits from off-road parking and a mature, south-facing rear garden, and viewing is highly recommended.

The accommodation is supplemented by double glazing and briefly comprises:- entrance lobby, lounge, dining kitchen and lean-to/sun lounge incorporating utility cupboard.

To the first floor the landing provides access to two bedrooms and refitted shower room with a three piece suite.

Outside, off-road parking is provided to the front elevation and there is an enclosed and mature rear garden which enjoys a south-facing aspect.

Northwood Avenue is well situated for Chaddesden and its range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands airport.

Room Measurements & Details:

Entrance Hall: (3'0" x 2'10") 0.91 x 0.86

Living Room: (10'8" x 14'4") 3.25 x 4.37

Dining Kitchen: (13'9" x 10'7") 4.19 x 3.23

Sun Room: (11'2" x 7'11") 3.40 x 2.41

First Floor Landing: (5'8" x 2'7") 1.73 x 0.79

Bedroom One: (10'9" x 13'4") 3.28 x 4.06

Bedroom Two: (7'6" x 11'7") 2.29 x 3.53

Shower Room: (5'7" x 8'7") 1.70 x 2.62

Outside:

There is a driveway to the front elevation providing off-road parking. Gated access to the side elevation leads to enclosed and pleasant rear garden with fenced and hedgerow boundaries and garden shed.

Northwood Avenue, Chaddesden, DE21 6JJ
Freehold

A Moving Experience...