



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		90
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



## 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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**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.

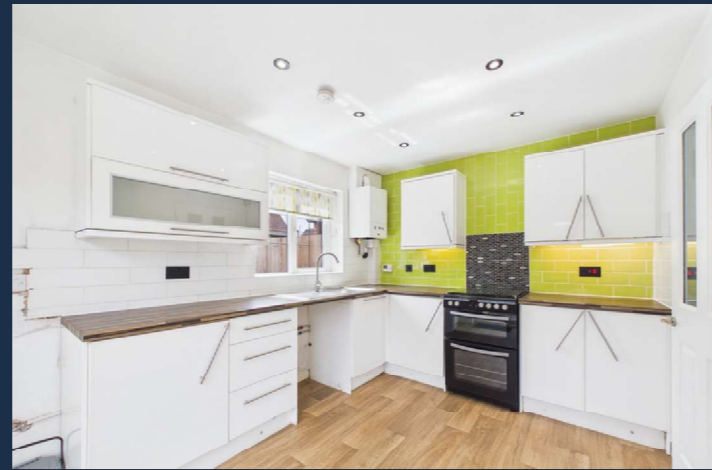
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### Ivybridge Close, Oakwood, DE21 2RS | Freehold

Offered with no upward chain, this well-presented two bedroom mid-town house represents an ideal opportunity for first-time buyers. Occupying a pleasant position at the head of an established cul-de-sac, the property benefits from off-road parking for two vehicles and a larger-than-average rear garden.

- Well-Presented Two Bedroomed Town House
- Larger Than Average Plot, Off-Road Parking For Two Vehicles
- EPC Rating D, Standard Construction
- Council Tax Band B, Freehold





### Full Description:

The accommodation is supplemented by gas fired central heating (boiler replaced in 2024), UPVC double glazing and briefly comprises:- entrance door to living room and fitted dining kitchen with patio doors to the rear garden.

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

Outside, there is a garden area to the front elevation and a good size garden to the rear, ideal for entertaining. There is also the benefit of parking for two vehicles together with visitors parking spaces.

### Room Measurements & Details:

#### Door To:

- Living Room:** (13'2" x 11'4") 4.01 x 3.45
- Dining Kitchen:** (8'9" x 11'5") 2.67 x 3.48
- First Floor Landing:** (2'8" x 5'7") 0.81 x 1.70
- Bedroom One:** (11'0" x 8'2") 3.35 x 2.49
- Bedroom Two:** (8'10" x 6'4") 2.69 x 1.93
- Bathroom:** (8'1" x 4'9") 2.46 x 1.45

#### Outside:

The property is situated at the head of a cul-de-sac and has a garden area to the front elevation being laid mainly to lawn.

There is a good-size rear garden, ideal for entertaining and is laid mainly to lawn and incorporates barked and coloured slate areas, garden and security lighting outside power socket, cold water tap and fenced boundaries.

#### 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.
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