



Approximate total area*
453 sq ft
42.9 sq m

(*) Including balconies and terraces

Calculations reference the BSI 8200
"K" standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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Approximate total area*
318 sq ft
29.4 sq m

Reduced bedrooms
4 sq ft
0.7 sq m

(*) Including balconies and terraces

Calculations reference the BSI 8200
"K" standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
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.

W: hannells.co.uk
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

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You are NOT obliged to use our preferred partner services.

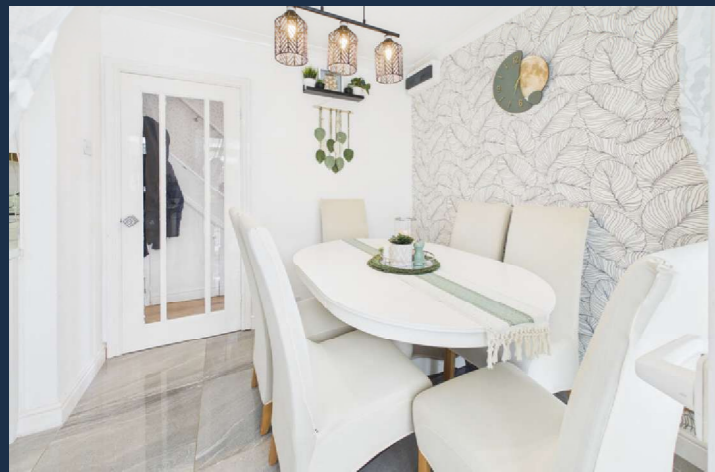
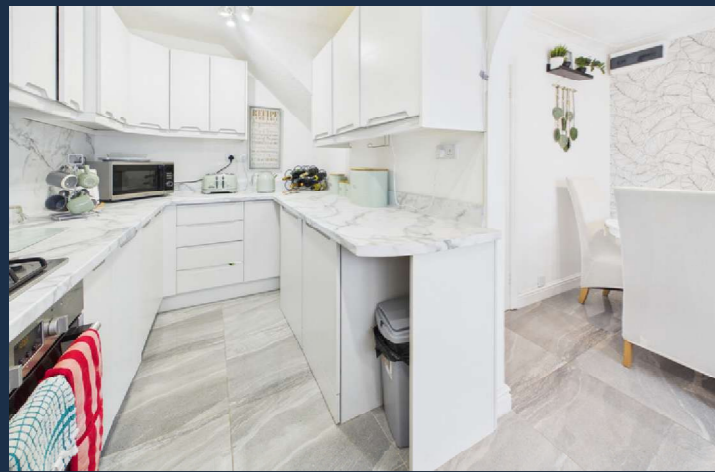
These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should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

Morley Gardens, Oakwood, DE21 4QQ | Freehold

This well-presented two double-bedroom semi-detached home has undergone a programme of modernisation and improvement in recent years, including a refitted kitchen and bathroom, replacement central heating boiler, and fitted blinds throughout. Early viewing is highly recommended.

- Modern Two Double-Bedroomed Semi-Detached Home
- Sought After Cul-De-Sac Location
- Off-Road Parking, Garage And Private Garden
- EPC Rating E **, Standard Construction
- Council Tax Band B, Freehold





Full Description:

The property is supplemented by gas fired central heating, double glazing and briefly comprises:- side reception hallway with useful understairs storage cupboard, living room, dining room with patio doors to a conservatory and archway leading to a fitted kitchen.

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

Outside, there is a driveway providing off-road parking with gated access to a detached garage and private garden to the side and rear elevations.

Room Measurements & Details:

- Side Entrance Hallway:** (8'3" x 5'6") 2.51 x 1.68
- Living Room:** (15'6" x 10'10") 4.72 x 3.30
- Dining Room:** (8'4" x 7'9") 2.54 x 2.36
- Conservatory:** (12'10" x 7'1") 3.91 x 2.16
- Kitchen:** (6'9" x 13'8") 2.06 x 4.17
- First Floor Landing:** (6'10" x 5'6") 2.08 x 1.68
- Bedroom One:** (15'6" x 9'7") 4.72 x 2.92
- Bedroom Two:** (8'7" x 9'4") 2.62 x 2.84
- Bathroom:** (6'9" x 6'8") 2.06 x 2.03

Outside:

The property is situated at the head of Morley Gardens and benefits from a driveway providing off-road parking with gated access leading to a GARAGE 15'10" x 8' with up and over door, light, power and courtesy door to the side elevation. There is an enclosed and relatively private side and rear garden incorporating a circular patio, further patio area, lawned area and garden shed. Cold water tap.

****Please Note:** Since the EPC was done the boiler has been replaced.

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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