

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	72
(39-54)	E		
(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.

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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.

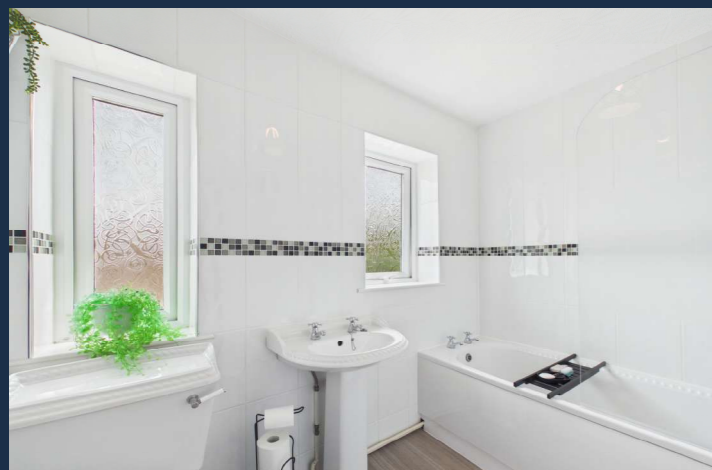
These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should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

Malton Place, Breadsall Hilltop, DE21 4BX | Freehold

A particularly well-presented three-bedroom mid-terrace property offered for sale with no upward chain and an early viewing is highly recommended. Situated at the head of an established cul-de-sac, this attractive home benefits from off-road parking for two vehicles and a private enclosed rear garden, making it an ideal choice for first-time buyers.

- Well-Presented Three-Bedroom Mid-Terrace Property
- No Upward Chain Viewing Recommended
- EPC Rating D, Wimpey No Fines Construction
- Council Tax Band A, Freehold
- Off-Road Parking, South-Facing Rear Garden





Freehold

A Moving Experience...



Full Description:

The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- entrance area to lounge and dining kitchen with two useful walk-in pantries.

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

Outside, there is a paved driveway providing off-road parking for two vehicles. A shared entry to the side elevation leads to a south-facing rear garden which is laid mainly to lawn. Integrated store.

Malton Place is well situated for local amenities including shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurements & Details:

Door To:

Living Room: (11'2" x 17'8") 3.40 x 5.38

Dining Kitchen: (9'8" x 10'11") 2.95 x 3.33

First Floor Landing: (5'8" x 5'10") 1.73 x 1.78

Bedroom One: (11'6" x 9'3") 3.51 x 2.82

Bedroom Two: (9'6" x 8'7") 2.90 x 2.62

Bedroom Three: (9'5" x 5'5") 2.87 x 1.65

Bathroom: (5'4" x 8'0") 1.63 x 2.44

Outside:

There is the benefit of a paved driveway providing off-road parking for two vehicles to the front elevation.

There is gated entry to the side elevation leading to an enclosed rear garden which is laid mainly to lawn. Integrated store.

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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