

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.

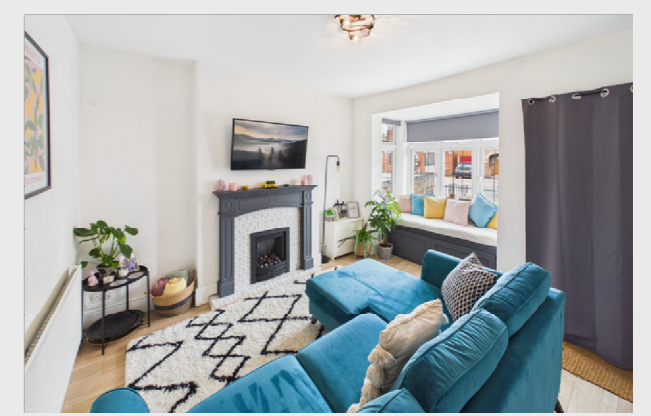
Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

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.

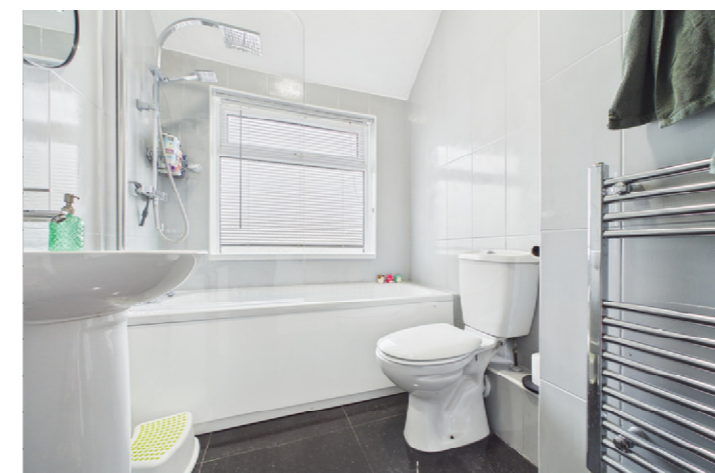
Main Street, Horsley Woodhouse, DE7 6AX | Freehold

An attractive and well-appointed two-bedroom end-terrace property, situated in a highly sought-after village location and benefiting from far-reaching views to the rear elevation.

- Particularly Attractive And Well-Appointed End-Terrace Property
- Far Reaching Views To The Rear Elevation
- Early Viewing Essential
- EPC Rating F, Standard Construction
- Council Tax Band A, Freehold



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:

Offering well-presented and comfortable accommodation throughout, the property is ideally suited to first-time buyers or those looking to downsize. Early viewing is highly recommended to fully appreciate the setting, outlook, and accommodation on offer.

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- pleasant living room, fitted dining kitchen and utility room.

To the first floor there are two bedrooms and modern bathroom with a three piece suite.

Outside, there is off-road parking to the front elevation and there is a pleasant rear garden with seating area to the head of the garden with far reaching views beyond.

Horsley Woodhouse is well situated for local amenities including shops, local village schools, Morley Hayes, Horsley Lodge and Breadsall Priory golf clubs together with access for Belper, Derby and Nottingham respectively and road/transport links.

Room Measurements & Details:

Door To:

Living Room: (11'10" x 11'1") 3.61 x 3.38

Inner Hallway: (3'0" x 2'10") 0.91 x 0.86

Dining Kitchen: (11'10" x 12'3") 3.61 x 3.73

Utility Room: (5'10" x 8'3") 1.78 x 2.51

First Floor Landing: (5'9" x 3'2") 1.75 x 0.97

Bedroom One: (11'11" x 11'2") 3.63 x 3.40

Bedroom Two: (5'9" x 12'3") 1.75 x 3.73

Bathroom: (5'10" x 8'10") 1.78 x 2.69

Outside:

There is the benefit of off-road parking to the front elevation.

There is a pleasant and enclosed garden to the rear elevation which is laid mainly to lawn and has the benefit of decked patio area to the head of the garden and enjoys far reaching views beyond.

A Moving Experience...