Hannells A Moving Experience





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Buyer Information:

- 1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £25 (inc VAT) per person.
- 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact usparticularly 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

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.

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



Hillside Avenue, Chaddesden, DE21 6SP

Brought to the market with no upward chain is this doublefronted, two-bedroom detached bungalow situated on a popular cul-de-sac in Chaddesden. Featuring open-plan living accommodation the property features uPVC double glazing, gas central heating, off road parking with an integral garage and an enclosed rear garden!

- Two-Bedroom, Standard Construction, Detached Bungalow
- · EPC Rating D. Freehold
- Council Tax Band B
- Off Road Parking With A Detached Garage



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 Madescription Act 1999 — The Agent has not betted any appearatus, equipment, full futures and filtings or services and so cannot verify that they are in working order or if it 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 slight of the title documents. A buyer is advised to obtain verification from their Solicitor.



















Hillside Avenue, Chaddesden, DE21 6SP Freehold

A Moving Experience...







Full Description:

Brought to the market with no upward chain is this double-fronted, two-bedroom detached bungalow situated on a popular cul-de-sac in Chaddesden. Featuring open-plan living accommodation the property features uPVC double glazing, gas central heating, off road parking with an integral garage and an enclosed rear garden!

In brief, the accommodation comprises; Entrance porch, entrance hall, a spacious and open plan lounge diner, modern fitted kitchen, conservatory, two double bedrooms and a modern fitted shower room having a three piece suite.

At the front of the property is a walled foregarden flower beds and artificial lawn together with gates giving access to the driveway providing off road parking and an integral garage. To the rear is an enclosed garden with a patio, artificial lawn, raised flower beds, garden shed and fenced boundaries,

Hillside Avenue is well situated for local shops, schools and transport links together with easy access for Derby City Centre and further road links.

Room Measurements & Details:

Porch: (2'1" x 7'6") 0.63 x 2.29

Hallway: (12'2" x 3'0") 3.71 x 0.91

Lounge Diner: (24'10" x 11'11") 7.57 x 3.63

Kitchen: (12'10" x 6'2") 3.91 x 1.88

Conservatory/Utility Room: (10'3" \times 8'6") 3.12 \times

2.59

Bedroom: (11'6" x 11'7") 3.51 x 3.53

Bedroom: (10'7" x 9'8") 3.23 x 2.95

Shower Room: (6'10" x 5'6") 2.08 x 1.68

Garage: $(14'9'' \times 7'10'')$ 4.50 x 2.39