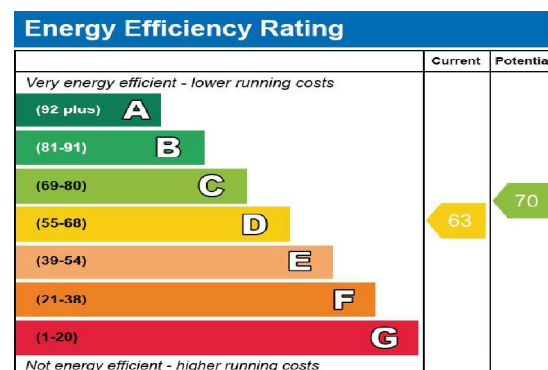
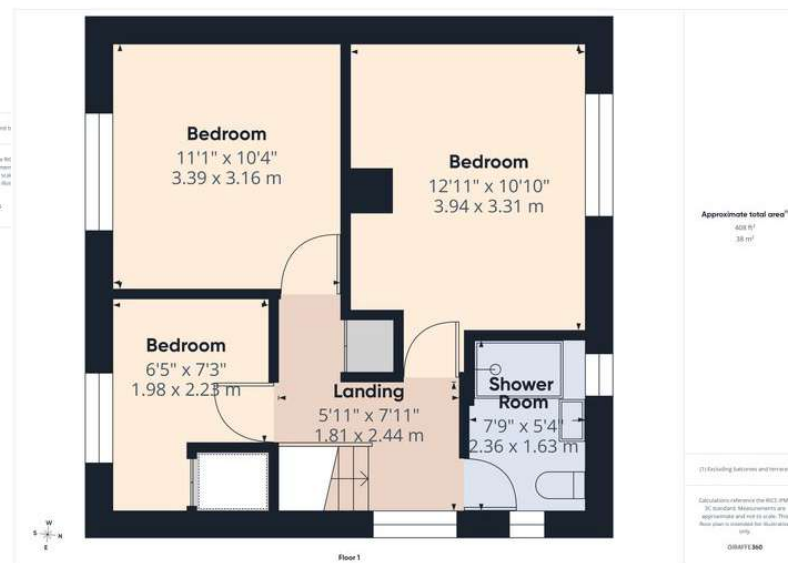




View This Property!

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

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.

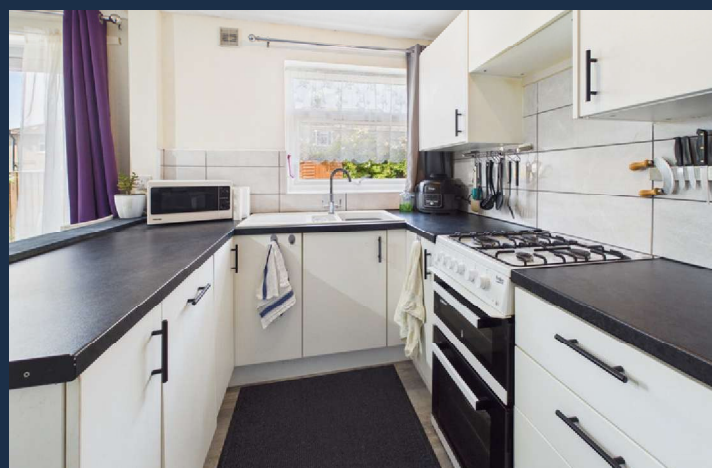
These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should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

Camborne Close, Breadsall Hilltop, DE21 4ES | Freehold

Situated in the popular area of Breadsall Hilltop, this three-bedroom home offers well-proportioned accommodation throughout. The property features a fitted dining kitchen, separate utility room and wet room. Outside, there is an enclosed rear garden and the potential to create off-road parking, subject to the necessary consents.

- Well-Proportioned, Three Bedroomed Semi-Detached Home
- Overlooking An Open Green To The Front Elevation
- Ideally Suited To Families or First Time Buyers
- EPC Rating D, Wimpey No Fines Construction
- Council Tax Band A, Freehold





Freehold

A Moving Experience...



Full Description:

Enjoying views across a green to the front, this home is ideally suited to families, first-time buyers, or those looking for a well-located property.

The accommodation is supplemented by gas fired central heating (via a Vaillant central heating boiler), UPVC double glazing and briefly comprises:- reception hallway, living room, refitted dining kitchen and side lobby/utility.

To the first floor the landing provides access to three good size bedrooms and wet room.

Outside, there are gardens to both front and rear elevations, the front having potential to create off-road parking, subject to necessary consent.

Room Measurements & Details:

Entrance Hall: (6'1" x 10'7") 1.85 x 3.23

Living Room: (14'9" x 10'9") 4.50 x 3.28

Dining Kitchen: (16'7" x 10'3") 5.05 x 3.12

Utility Room: (4'5" x 9'2") 1.35 x 2.79

First Floor Landing: (5'11" x 7'11") 1.80 x 2.41

Bedroom One: (12'11" x 10'10") 3.94 x 3.30

Bedroom Two: (11'1" x 10'4") 3.38 x 3.15

Bedroom Three: (6'5" x 7'3") 1.96 x 2.21

Shower Room: (7'9" x 5'4") 2.36 x 1.63

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.