



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		62
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

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.

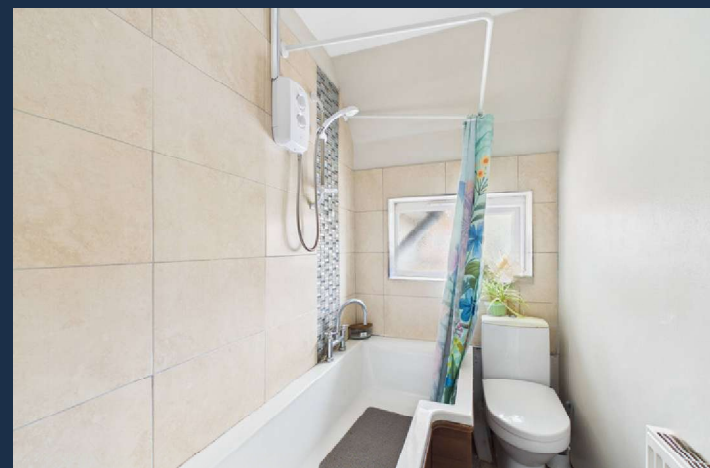
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Frederick Avenue, DE7 4DW | Freehold

A two double bedroomed semi-detached home, ideal for the first time buyer which benefits from gas central heating, double glazing and having been re-roofed several years ago. The property has parking to the front elevation (no drop kerb) and rear garden with far reaching viewings.

- Two Double Bedroomed Semi-Detached Home
- Ideal First Time Buy
- Far Reaching View To Rear
- EPC Rating D, Standard Construction
- Council Tax Band A, Freehold





Freehold

A Moving Experience...

Full Description:

A two double bedroomed semi-detached home, ideal for the first time buyer which benefits from gas central heating, double glazing and having been re-roofed several years ago. The property has parking to the front elevation (no drop kerb) and rear garden with far reaching viewings.

In brief the accommodation comprises:- reception hallway, bay fronted lounge, fitted kitchen with in-built oven and hob and side lobby with access to a ground floor WC.

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

Outside, there is parking to the front elevation (no drop kerb) and a rear garden with far reaching views.

Frederick Avenue is well situated for Ilkeston and its range of amenities together with convenient access for both Nottingham and Derby respectively.

Room Measurements & Details:

Side Reception Hallway:

WC:

Living Room: (14'8" x 11'10") 4.47 x 3.61

Kitchen: (10'3" x 10'4") 3.12 x 3.15

First Floor Landing:

Bedroom One: (7'9" x 14'10") 2.36 x 4.52

Bedroom Two: (10'1" x 10'3") 3.07 x 3.12

Bathroom: (9'3" x 4'5") 2.82 x 1.35

Outside:

There is off road parking to the front elevation (no drop kerb).

There is pedestrian access to the side elevation leading in-turn to a rear garden with far reaching views.

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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