

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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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.

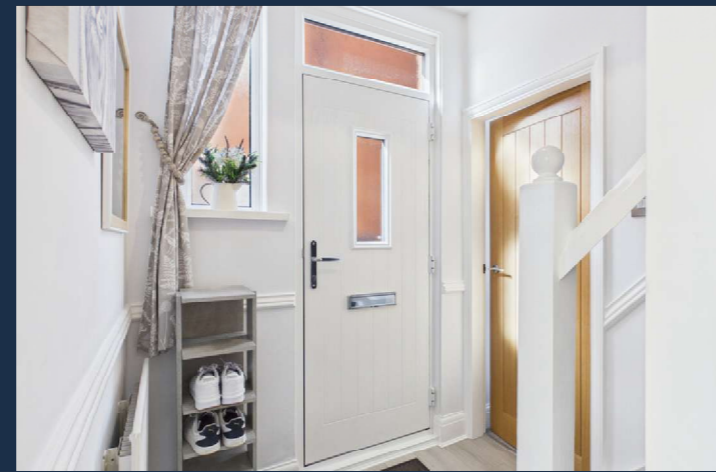
You are NOT obliged to use our preferred partner services.

Reginald Road North, Chaddesden, DE21 6HU | Freehold

An excellent opportunity for a first time buyer or growing family to purchase this bay fronted, three bedroom semi detached property. Viewing is recommended to fully appreciate the accommodation on offer as it benefits from a good sized plot, uPVC double glazing, gas central heating, off road parking and enclosed rear garden.

- Three Bedroomed Bay Fronted Semi Detached Home
- Excellent First Time Buy/Family Home
- Early Viewing Highly Recommended
- EPC Rating F, Standard Construction
- Council Tax Band A, Freehold





Full Description:

An excellent opportunity arises for a first time buyer or growing family to purchase this well presented, bay fronted, three bedroom semi detached property located in the highly popular Derby suburb of Chaddesden. Internal viewing is highly recommended to fully appreciate the accommodation on offer as it benefits from a good sized plot, uPVC double glazing, gas central heating, off road parking and a private and enclosed rear garden.

In brief, the accommodation comprises; Entrance hallway, lounge, a modern fitted kitchen and a conservatory overlooking the rear garden. Found to the first floor are three bedrooms, first floor landing and a family bathroom.

At the front of the property is a driveway providing off road parking with a secure gate giving access to the rear. To the rear of the property is a private and enclosed, generous garden aid mainly to lawn, patio area, shrubbery beds, together hedge and fenced boundaries.

Room Measurements & Details:

- Hallway:** (5'9" x 4'9") 1.75 x 1.45
- Lounge:** (10'4" x 13'8") 3.15 x 4.17
- Kitchen:** (10'3" x 13'8") 3.12 x 4.17
- Conservatory:** (9'9" x 12'2") 2.97 x 3.71
- Landing:** (2'10" x 8'5") 0.86 x 2.57
- Bedroom:** (10'4" x 13'8") 3.15 x 4.17
- Bedroom:** (7'2" x 6'8") 2.18 x 2.03
- Bedroom:** (7'3" x 6'9") 2.21 x 2.06
- Bathroom:** (5'7" x 4'9") 1.70 x 1.45

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.

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A Moving Experience...