

## 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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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.

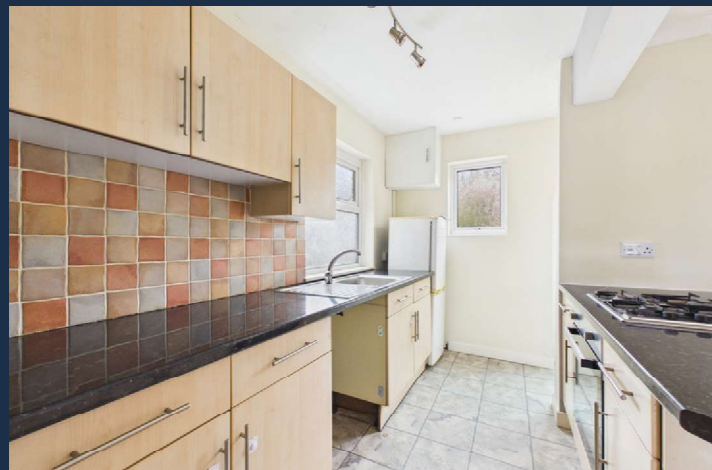
You are NOT obliged to use our preferred partner services.

### Elmwood Drive, Breadsall, DE21 4GA | Freehold

A well-presented two double bedroom mid-terrace property offering deceptively spacious accommodation and available for sale with no upward chain. The property benefits from off-road parking to the rear and offers further potential to create additional parking to the front, subject to the necessary consents.

- Spacious Two Bedroomed Mid Terrace Property
- Generous Size Lounge And Dining Kitchen
- Off Road Parking, No Upward Chain
- EPC Rating D, Standard Construction
- Council Tax Band A, Freehold





### Full Description:

A well-presented two double bedroom mid-terrace property offering deceptively spacious accommodation and available for sale with no upward chain. The property benefits from off-road parking to the rear and offers further potential to create additional parking to the front, subject to the necessary consents.

The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- entrance hallway, spacious lounge and dining kitchen with useful walk-in boiler cupboard/storage. To the first floor the landing provides access to two double bedrooms and spacious bathroom with a three piece suite.

Outside, there are gardens to both front and rear elevations together with off road parking to the rear elevation.

### Room Measurements & Details:

- Hallway:** (3'8" x 6'6") 1.12 x 1.98
- Lounge:** (13'5" x 12'10") 4.09 x 3.91
- Kitchen Diner:** (16'10" x 10'8") 5.13 x 3.25
- Landing:** (4'7" x 2'10") 1.40 x 0.86
- Bedroom:** (13'4" x 12'5") 4.06 x 3.78
- Bedroom:** (9'1" x 11'6") 2.77 x 3.51
- Bathroom:** (7'5" x 8'9") 2.26 x 2.67

**Outside:**  
There are gardens to both front and rear elevations, the front is laid mainly to lawn and has potential to create off road parking, subject to necessary consent. The rear garden is laid mainly to lawn and benefits from off road parking to the head of the garden.

### 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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