

## 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

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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.

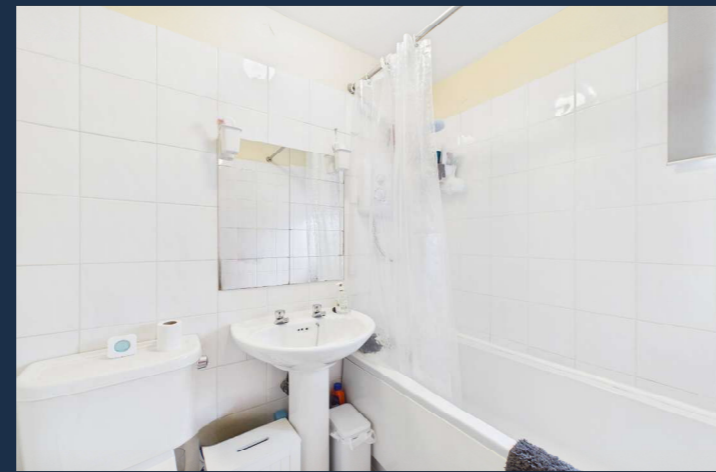
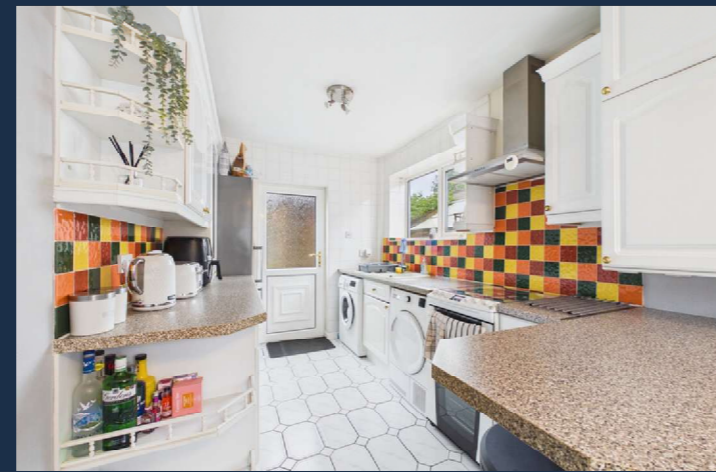
These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should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

### Paterson Avenue, Chaddesden, DE21 6RP | Freehold

A well-presented two double bedroomed end-terrace home, ideal for a first-time buyer, and an early viewing is highly recommended. The property benefits from a fitted dining kitchen, lounge, and modern bathroom, together with off-road parking for two vehicles and a good-sized rear garden.

- Well-Presented Two Double Bedroomed Home
- Ideal First Time Buy, Viewing Recommended
- Off-Road Parking For Two Vehicles, Good-Size Rear Garden
- EPC Rating D, Standard Construction
- Council Tax Band A, Freehold





**Full Description:**

The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- reception hallway, living room and fitted dining kitchen.

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

Outside, the property benefits from off-road parking for two vehicles and there a good-sized enclosed rear garden.

Paterson Avenue is a popular residential area conveniently situated for Cherry Tree and Chaddesden Park school, Chaddesden Park and road links including the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

**Room Measurements & Details:**

- Entrance Hallway:** (11'2" x 5'10") 3.40 x 1.78
- Living Room:** (13'3" x 11'5") 4.04 x 3.48
- Dining Kitchen:** (7'6" x 17'10") 2.29 x 5.44
- First Floor Landing:** (4'3" x 6'3") 1.30 x 1.90
- Bedroom One:** (10'9" x 14'6") 3.28 x 4.42
- Bedroom Two:** (10'2" x 11'3") 3.10 x 3.43
- Bathroom:** (5'7" x 6'2") 1.70 x 1.88

**Outside:**

Off-road parking is provided to the front elevation for two vehicles. There is gated access to the side elevation leading to the enclosed and good-size rear garden which is mostly laid to lawn with paved patio and further stoned seating area. Two useful brick built outhouses.

**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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