

## 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.

## 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

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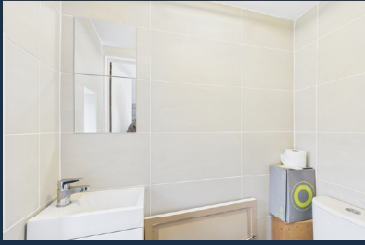
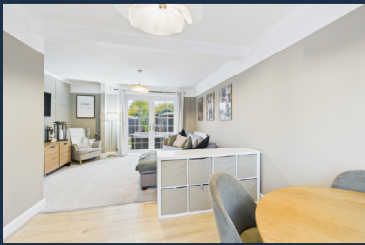
## 1 Houston Close, Chaddesden, DE21 6RH | Asking Price £190,000 Freehold

An early viewing is recommended of this three bedroomed semi-detached home, ideal for a first time buyer or growing family. The property has been subject to a range of improvements over recent years to include a refitted kitchen, cloakroom/WC and bathroom.

- Well-Appointed and Proportioned Three Bedroomed Home
- Excellent First Time Buy/Family Home
- Refitted Kitchen And Bathroom
- EPC Rating C, Standard Construction
- Council Tax Band A, Freehold

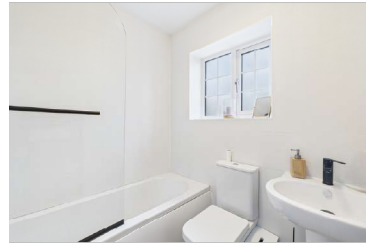


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchaser should 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 regard of the title documents. A buyer is advised to obtain verification from their Solicitor.



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*A Moving Experience...*



**Full Description:**

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The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises- reception hallway, dual aspect living room, refitted kitchen and cloakroom/WC.

To the first floor the landing provides access to three good size bedrooms and refitted bathroom with a three piece suite.

Outside, there are gardens to front, side and rear elevations.

**Room Measurements & Details:**

**Entrance Hallway:** (11'11" x 6'4") 3.63 x 1.93

**Cloaks/WC:** (2'5" x 4'10") 0.74 x 1.47

**Living Room / Dining Area:** (13'7" x 19'3") 4.14 x 5.87

**Kitchen:** (11'4" x 11'1") 3.45 x 3.38

**First Floor Landing:** (9'0" x 3'0") 2.74 x 0.91

**Bedroom One:** (14'6" x 10'1") 4.42 x 3.07

**Bedroom Two:** (9'8" x 11'2") 2.95 x 3.40

**Bedroom Three:** (10'2" x 7'2") 3.10 x 2.18

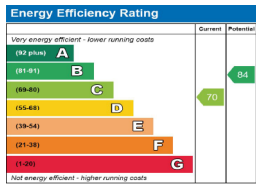
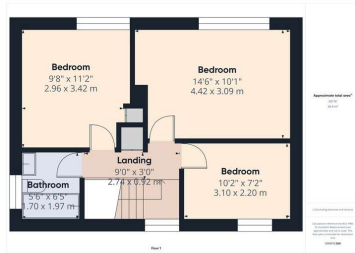
**Bathroom:** (5'6" x 6'5") 1.68 x 1.96

**Outside:**

The property occupies a corner plot position with gardens to front, side and rear elevations.

**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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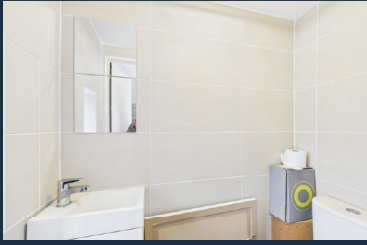
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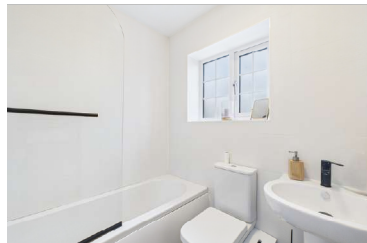
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