

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.

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Viewing Strictly By Appointment Only

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You are NOT obliged to use our preferred partner services.

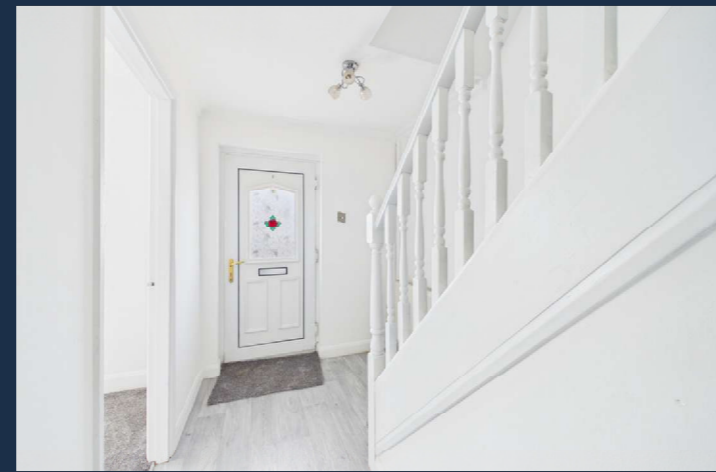
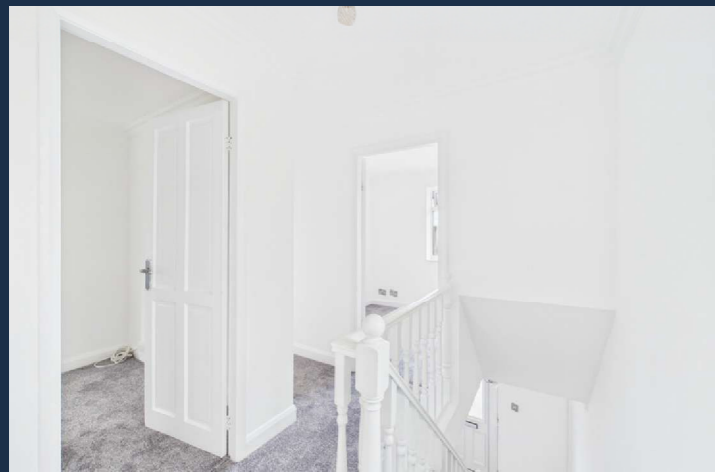
Blyth Place, Breadsall Hilltop, DE21 4GR | Freehold

A well-proportioned three-bedroom bay-fronted semi-detached home, available with no upward chain, ideal for first-time buyers or a growing family. The property occupies a no-through-road location close to local amenities and benefits from off-road parking and an enclosed rear garden.

- Spacious Three-Bedroomed Semi- Detached Home
- No Upward Chain, No Through Road Location
- Off-Road Parking, Enclosed Rear Garden
- EPC Rating D, Non 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 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.



Freehold

A Moving Experience...



Full Description:

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

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

Outside, off-road parking is provided to the front elevation and there is an enclosed garden to the rear.

Blyth Place is well situated for local shops, schools and transport links together with excellent road links for the A38, A52, M1 motorway, A50 and Nottingham East Midlands airport.

Room Measurements & Details:

- Entrance Hall:** (10'6" x 6'2") 3.20 x 1.88
- Living Room:** (10'7" x 14'6") 3.23 x 4.42
- Dining Kitchen:** (9'11" x 20'0") 3.02 x 6.10
- First Floor Landing:** (7'4" x 5'9") 2.24 x 1.75
- Bedroom One:** (10'6" x 10'3") 3.20 x 3.12
- Bedroom Two:** (10'2" x 11'1") 3.10 x 3.38
- Bedroom Three:** (7'2" x 9'7") 2.18 x 2.92
- Bathroom:** (5'11" x 10'5") 1.80 x 3.17

Outside:

There is a driveway to the front elevation providing off-road parking and gated access to the side elevation leads to an enclosed rear 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.
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