



## 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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### Old Mansfield Road, Derwent Heights, DE21 4SR | Freehold

A three-bedroom end town house, recently renovated to a high standard throughout, ready to move straight into and is available for sale with no upward chain. The property benefits from a newly fitted dining kitchen and bathroom, neutral décor, new carpets and floor coverings, along with off-road parking and an enclosed rear garden.

- Three-Bedroomed End Town House
- Recently Renovated To A High Standard Throughout
- No Upward Chain, Ready To Move Straight In To
- EPC Rating E\*\* Standard Construction
- Council Tax Band B, Freehold





**Full Description:**

The accommodation is supplemented by recently installed gas central heating, UPVC double glazing and briefly comprises:- living room and newly fitted dining kitchen.

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

Outside, there is a driveway to the front elevation providing off-road parking and an enclosed garden to the rear with views over towards Derby City.

Old Mansfield Road is well situated for local amenities including 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:** (5'6" x 4'4") 1.68 x 1.32

**Living Room:** (15'1" x 12'0") 4.60 x 3.66

**Dining Kitchen:** (7'11" x 15'0") 2.41 x 4.57

**First Floor Landing:** (9'2" x 5'11") 2.79 x 1.80

**Bedroom One:** (12'5" x 8'9") 3.78 x 2.67

**Bedroom Two:** (10'7" x 8'1") 3.23 x 2.46

**Bedroom Three:** (7'5" x 6'7") 2.26 x 2.01

**Bathroom:** (5'11" x 5'11") 1.80 x 1.80

**\*\* Please Note:**

The EPC was done prior to the renovations.

**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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