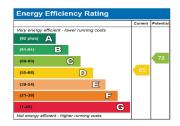
Hannells A Moving Experience









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

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

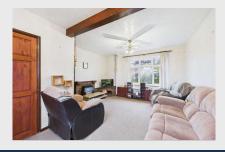
These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects



Hassops Road, Chaddesden, DE21 4PA

A well-proportioned three-bedroom semi-detached home, offered with no upward chain. The property requires a programme of modernisation and updating, providing an excellent opportunity for buyers wishing to put their own stamp on a home,

- Spacious Three Bedroomed Semi-Detached Home
- Requires Modernisation/Updating And Available With No Upward Chain
- Off-Road Parking With Scope For Additional Parking
- EPC Rating D, 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 Madescription Act 1999 — The Agent has not betted any appearatus, equipment, full-tubres and filtings 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 slight of the title documents. A buyer is advised to obtain verification from their Solicitor.



















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Full Description:

A well-proportioned three-bedroom semi-detached home, offered with no upward chain. The property requires a programme of modernisation and updating, providing an excellent opportunity for buyers wishing to put their own stamp on a home. Externally, there are gardens to both the front and rear, along with off-road parking and further scope to create additional parking if required.

The accommodation is supplemented by gas central heating via a Vaillant combination central heating boiler, double glazing and briefly comprises:- reception hallway, lounge/dining area, kitchen and useful storage room. To the first floor the landing provides access to three bedrooms and bathroom with a three piece suite.

Outside, the property occupies a good size plot with gardens to both front and rear elevations together with off-road parking and having potential to extend the parking, if required subject to necessary consent.

Room Measurements & Details:

Entrance Hall: (6'4" x 11'10") 1.93 x 3.61

Living/Dining Room: (17'10" x 13'5") 5.44 x 4.09

Kitchen: (10'10" x 10'1") 3.30 x 3.07

Further Hallway To:: (6'3" x 2'6") 1.90 x 0.76

Storage Room: (13'1" x 6'3") 3.99 x 1.90

First Floor Landing: $(3'2'' \times 9'1'')$ 0.97 x 2.77

Bedroom One: (10'3" x 14'11") 3.12 x 4.55

Bedroom Two: (11'0" x 9'10") 3.35 x 3.00

Bedroom Three: (7'3" x 10'1") 2.21 x 3.07

Bathroom: (6'7" \times 5'7") 2.01 \times 1.70

Outside:

There are gardens to both front and rear elevations together with off-road parking.

Buyer Information:

 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.