

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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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**

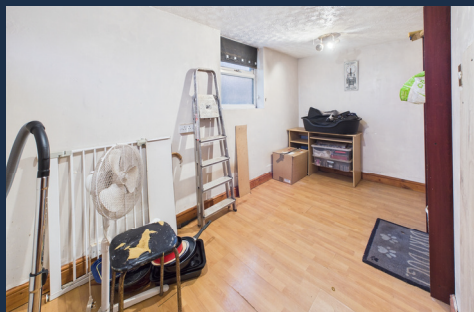
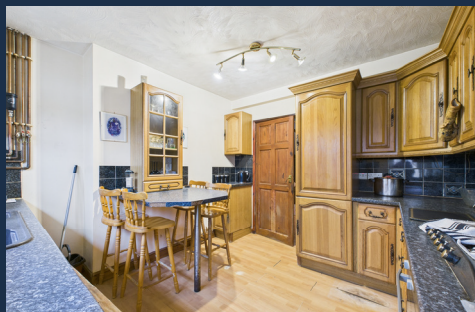
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**Hassops Road, Chaddesden, DE21 4PA**

- 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







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A Moving Experience...

#### 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" x 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" x 5'7") 2.01 x 1.70

#### Outside:

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

#### 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.

