



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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.

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.

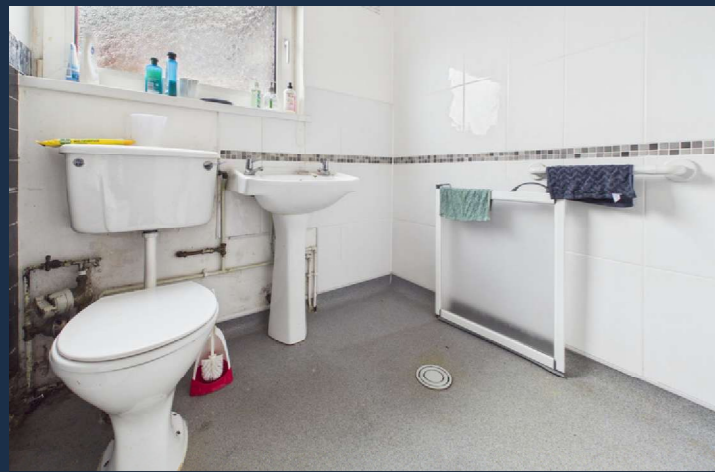
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Spring Gardens, Chaddesden, DE21 6HX | Freehold

A two-bedroom semi-detached bungalow offered for sale with no upward chain. Requiring a degree of modernisation and improvement, the property presents an excellent opportunity for purchasers to create a home to their own taste and specification. Occupying a cul-de-sac position, the property benefits from driveway and an enclosed rear garden.

- Traditional Semi-Detached Bungalow
- Cul-De-Sac Location, No Upward Chain
- EPC Rating C, Standard Construction
- Council Tax Band B, Freehold
- Driveway Providing Off-Road Parking





Freehold

A Moving Experience...



Full Description:

In brief the accommodation comprises:- entrance porch, reception hallway, kitchen, spacious living room with patio doors to the rear garden, two bedrooms and wet room.

Outside, there are low maintenance gardens to the front and rear elevations and a driveway provides off-road parking.

Spring Gardens is well situated for Chaddesden and its range of shops, schools and transport links together with easy access for Derby City Centre and road links including the A52, M1 motorway.

Room Measurements & Details:

Entrance Porch: (6'2" x 6'5") 1.88 x 1.96

Inner Hallway: (3'6" x 9'2") 1.07 x 2.79

Living Room: (15'8" x 11'11") 4.78 x 3.63

Kitchen: (8'6" x 9'7") 2.59 x 2.92

Bedroom One: (11'10" x 11'10") 3.61 x 3.61

Bedroom Two: (8'6" x 9'7") 2.59 x 2.92

Wet Room: (5'11" x 5'6") 1.80 x 1.68

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.