



Approximate total area\*  
296 sq ft  
27.5 m<sup>2</sup>

Reduced footprint  
6 sq ft  
0.6 m<sup>2</sup>

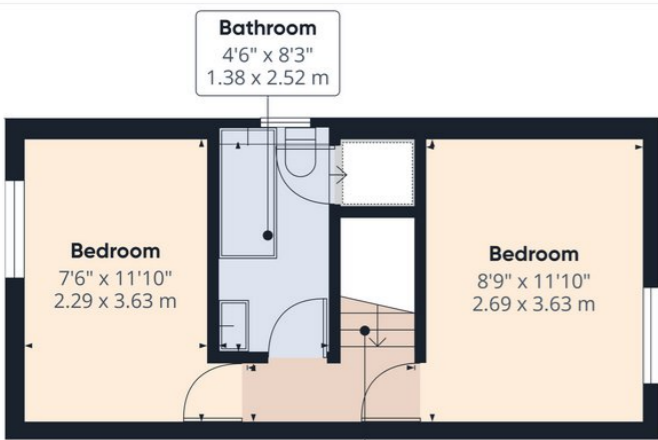
(\*) Excluding balconies and terraces

Reduced footprint  
Within 5.0/1.5 m

Calculations reference the BIC 1999  
IC Standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GRAFFI 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



Approximate total area\*  
262 sq ft  
24.4 m<sup>2</sup>

(\*) Excluding balconies and terraces

Calculations reference the BIC 1999  
IC Standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GRAFFI 360

**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.



**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 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.

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.

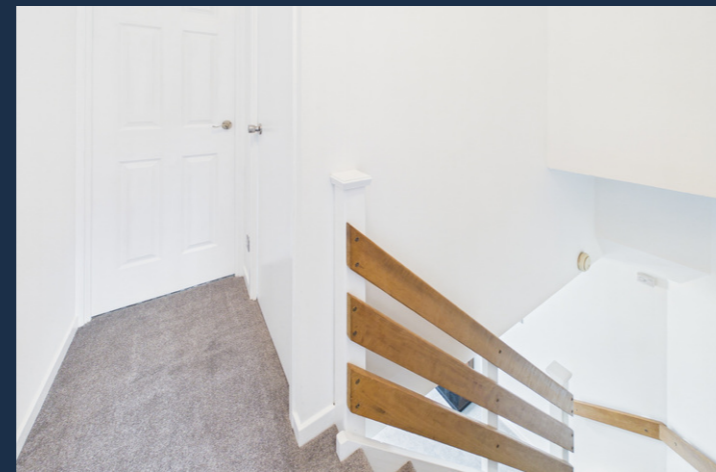
## Danebridge Crescent, Oakwood, DE21 2HF | Freehold

A modern two-bedroom semi-detached home situated in a popular location, conveniently close to local amenities. Offered with no upward chain, this property is an excellent opportunity for first-time buyers. The home benefits from off-road parking for two vehicles, an enclosed rear garden viewing is recommended.

- Modern Two Bedroomed Semi-Detached Home
- Ideal First Time Buy, No Upward Chain
- Gardens And Driveway For Two Vehicles
- EPC Rating C, 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.



Danebridge Crescent, Oakwood, DE21 2HF  
Freehold

*A Moving Experience...*



**Full Description:**

A modern two-bedroom semi-detached home situated in a popular location, conveniently close to local amenities. Offered with no upward chain, this property is an excellent opportunity for first-time buyers. The home benefits from off-road parking for two vehicles, an enclosed rear garden viewing is recommended.

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- entrance door to living room and dining kitchen.

To the first floor the landing provides access to two double bedrooms and bathroom with a three piece suite. There is a partly boarded loft space with built-in access ladder. The loft also houses the gas boiler.

Outside, there are gardens to both front and rear elevations, the rear being enclosed with a west-facing decked patio area which catches the afternoon/evening sunshine with lawned area beyond. A driveway providing off-road parking for two vehicles.

**Room Measurements & Details:**

**Door To:**

**Living Room:** (15'9" x 11'10") 4.80 x 3.61

**Dining Kitchen:** (8'9" x 11'10") 2.67 x 3.61

**First Floor Landing:** (6'10" x 2'8") 2.08 x 0.81

**Bedroom One:** (8'9" x 11'10") 2.67 x 3.61

**Bedroom Two:** (7'6" x 11'10") 2.29 x 3.61

**Bathroom:** (4'6" x 8'3") 1.37 x 2.51

**Outside:**

There are gardens to both front and rear elevations, the rear being enclosed having a decked patio area with lawned area beyond.

A driveway to the side elevation provides off-road parking.