



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.

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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Moor Street, Spondon, DE21 7EB

A two double-bedroom end-terrace cottage set back from Moor Street, benefiting from off-road parking to the front elevation. Ideally situated for Spondon village, the property was refurbished approximately two years ago, including a new kitchen and bathroom, and further benefits from a side garden with a timber shed and two brick-built outhouses.

- Attractive Two Double-Bedroomed End-Terrace Property
- Off Road Parking, Side Garden With Shed And Two Outhouses
- EPC Rating E*, Standard Construction
- Council Tax Band A, Freehold





Full Description:

A two double-bedroom end-terrace cottage set back from Moor Street, benefiting from off-road parking to the front elevation. Ideally situated for Spondon village, the property was refurbished approximately two years ago, including a new kitchen and bathroom, and further benefits from a side garden with a timber shed and two brick-built outhouses. Ideal for a first-time buyer, viewing is highly recommended.

The accommodation is supplemented by double glazing, gas central heating and briefly comprises:- lounge, dining room and fitted kitchen. To the first floor are two double bedrooms and bathroom having a three piece suite including shower.

* The property has had full gas central heating and combination boiler fitted since the EPC.

Room Measurements & Details:

- Door To:**
- Lounge:** (11'0" x 10'10") 3.35 x 3.30
- Inner Hallway:** (2'8" x 2'6") 0.81 x 0.76
- Dining Room:** (11'1" x 10'10") 3.38 x 3.30
- Kitchen:** (7'5" x 5'5") 2.26 x 1.65
- First Floor Landing:** (2'7" x 2'3") 0.79 x 0.69
- Bedroom One:** (11'1" x 10'10") 3.38 x 3.30
- Bedroom Two:** (10'11" x 10'11") 3.33 x 3.33
- Bathroom:** (7'6" x 5'9") 2.29 x 1.75

Outside:

There is the benefit of off-road parking to the front elevation. There is gated access to the side elevation leading to a side garden which is laid mainly to lawn and two brick outhouses.

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.

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