

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.

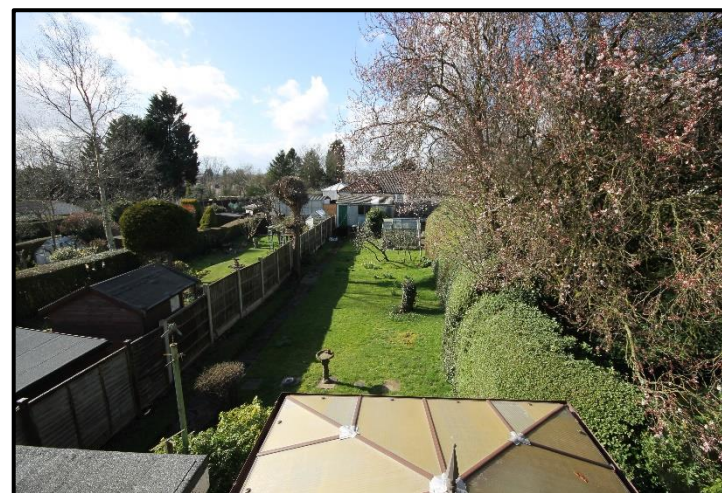
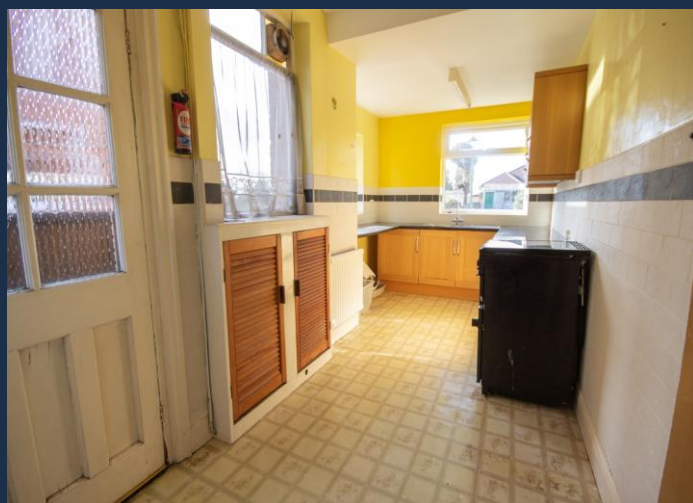
83 Chaddesden Park Road, Chaddesden, DE21 6HH | **£169,950 (Freehold)**

This traditional bay fronted semi detached home occupies a mature and sought after tree lined location set back from Chaddesden Park Road and offers excellent potential for extension/improvement and also offers potential to provide further parking to the front elevation. An early viewing is recommended to appreciate the potential of the property.

- TRADITIONAL BAY FRONTED SEMI DETACHED HOME
- SET BACK FROM CHADDESDEN PARK ROAD
- NO UPWARD CHAIN
- EPC RATING TBC
- THREE BEDROOMS, TWO RECEPTION ROOMS



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.



Full Description

This traditional bay fronted semi detached home occupies a mature and sought after tree lined location set back from Chaddesden Park Road and offers excellent potential for extension/improvement and also offers potential to provide further parking to the front elevation.

Available with no upward chain and retaining some original features together with gas central heating, part double glazing and briefly comprises:- entrance porch, reception hallway having understairs storage cupboard, bay fronted lounge, separate dining/sitting room with patio doors to a conservatory and extended kitchen.

To the first floor are three bedrooms (two double) and bathroom with a three piece suite. Outside, there are mature gardens to both front and rear elevations, the front offers excellent potential for off road parking, subject to necessary consent. There is also the benefit of a driveway and garage which is accessed via Madison Avenue.

Chaddesden Park Road is a sought after location close to local shops, schools and transport links together with excellent access for Derby City Centre and further road links including the A38, A52, A50 and access for Nottingham East Midlands Airport. An early viewing is recommended to appreciate the potential of the property.

Measurements & Details

Entrance Porch:

Reception Hallway:

Bay Fronted Lounge: 13' 0" x 11' 0" (3.96m x 3.35m)

Sitting/Dining Room: 11' 9" x 11' 2" (3.58m x 3.40m)

Conservatory:

Extended Kitchen: 16' 1" x 8' 1" (4.90m x 2.46m) maximum measurement narrowing to 6'2"

First Floor Landing:

Double Bedroom One: 11' 10" x 11' 4" (3.60m x 3.45m) minimum measurement increasing to 13'8"

Double Bedroom Two: 13' 0" x 11' 10" (3.96m x 3.60m)

Bedroom Three: 7' 2" x 6' 2" (2.18m x 1.88m)

Bathroom: 6' 5" x 6' 2" (1.95m x 1.88m)

Outside:

The property is set back from Chaddesden Park Road and has a mature garden which is laid mainly to lawn and offers immense potential for off road parking, subject to necessary consent. There is gated access to the side elevation leading to the enclosed, extensive and mature rear garden which enjoys a sunny aspect and is laid mainly to lawn with mature hedgerows and shrubs. Cold water tap.

Driveway and Garage:

There is gated access from Madison Avenue to the head of 83 Chaddesden Park Roads garden and provides off road parking and leads to a GARAGE with double doors, light and power.

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A Moving Experience

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