



Coleraine Close, Chaddesden Derby DE21 6UB

welcome to
Coleraine Close, Chaddesden
Derby

- Third Floor Flat
- Lounge
- Kitchen and Utility Rooms
- Two Bedrooms
- Bathroom

Tenure: Leasehold EPC Rating: D

offers over
£90,000

Communal Entrance

Entrance door to front and stairs leading to all floors.

Entrance Hallway

Entrance door, wall mounted intercom and doors leading to;

Lounge

14' 1" x 9' 8" (4.29m x 2.95m)
UPVC window to front and side, laminate flooring, spot lights to ceiling and radiator.

Kitchen

14' 7" x 7' 2" (4.45m x 2.18m)
Fitted with a range of matching wall and base units, rolled edge working surface, sink and drainer unit, integrated electric oven, integrated electric hob with extractor hood over, space and plumbing for washing machine, integrated dishwasher, useful appliance space, tiling to walls and floor, wall mounted heated towel rail, spot lights to ceiling and UPVC window to rear.

Utility

9' 8" x 7' 2" (2.95m x 2.18m)
Obscure UPVC window to rear, useful storage and radiator.

Bedroom One

14' 7" x 14' 1" (4.45m x 4.29m)
UPVC window to front, laminate flooring and radiator.

Bedroom Two

12' 7" x 9' 8" (3.84m x 2.95m)
UPVC window to front, laminate flooring and radiator.

Bathroom

Fitted with white suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level wc, tiling to walls and floor, useful linen cupboard and radiator.

Outside

The property enjoys a pleasant outlook over the communal gardens.



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This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Mar 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:
DBY117609 - 0013

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