



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



We'll help you all the way!

sales & lettings

hall &
benson



Wessington Mews, Allestree



A two bedroom retirement bungalow with garden & parking. Superb end of cul de sac position & benefiting from low maintenance gardens & being just a short walk to Park Farm Centre & local amenities. **CALL NOW to book a viewing.**



Asking Price £145,000

Alfreton Tel: 01773 521771
Allestree Tel: 01332 555945
Belper Tel: 01773 824232
Heanor Tel: 01773 715050

Spondon Tel: 01332 607000
Land and New Homes Tel: 01332 555945
Lettings Direct Tel: 01332 555949 / 01773 822600
Surveys Direct Tel: 01332 741423

MORTGAGE ADVICE AND CONVEYANCING

Contact us for more details

www.hallandbenson.co.uk

Wessington Mews, Allestree Derby DE22 2XH

VIEWINGS: By Appointment with Hall and Benson
Contact Allestree on 01332 555945

OFFER PROCEDURE: Before contacting a Building Society, Bank or Solicitor you should make your offer to the **Allestree Office on 01332 555945** as any delay may result in the sale being agreed to another purchaser involving you in unnecessary costs. Under current legislation you will be required to provide financial information in order to verify your position before we can recommend your offer to the vendor.

DIRECTIONS: From the Hall & Benson office in Park Farm Centre proceed along Carsington Crescent turning left onto Thorpелands Drive then second right into Wessington Mews, where the property can be found at the end of the cul de sac & clearly identified by our agents For Sale board

- **Two Bedroom Retirement Bungalow**
- **Spacious Lounge & Sun Room**
- **Close to Park Farm Centre**
 - **Attractive Gardens**
 - **Off Road Parking**
- **Double Glazing & Gas Central Heating**
 - **No Chain**
 - **Viewing Recommended**

Draft Details Awaiting Vendor Approval

Entrance Hall - Double glazed entrance door, central heating radiator, loft access, built in cloaks cupboard, airing cupboard housing hot water cylinder

Lounge - 14'9" x 11'7" (4.5m x 3.53m)
Double glazed window to the rear elevation, central heating radiator

Sun Room - 12' x 4'11" (3.66m x 1.5m)
Double glazed patio doors leading out to the garden

Kitchen - 8'10" x 7'10" (2.7m x 2.4m)
Having a good range of fitted cupboards & base units incorporating roll top working surfaces & complimentary tiled splash backs, inset one & a quarter bowl sink unit & drainer with mixer tap over, wall mounted gas fired central heating boiler, integrated electric oven, inset four ring electric hob with extractor fan over, plumbing for automatic washing machine, double glazed window to the side elevation, vinyl flooring, strip light to ceiling

Bedroom One - 12'7" x 9'9" (3.84m x 2.97m)
Double glazed window to the rear elevation, central heating radiator

Bedroom Two - 11'7" x 6'4" (3.53m x 1.93m)
Double glazed window to the front elevation, central heating radiator

Shower Room - 6'5" x 6'1" (1.96m x 1.85m)
Comprising shower enclosure, wash hand basin with vanity cupboard under, low level WC & bidet, vinyl flooring, central heating radiator

Outside Front - The bungalow occupies a pleasant end of cul de sac position adjacent to an open green with driveway parking for one vehicle, front garden, exterior light & cold water supply

Outside Rear - Gated side access leads to an enclosed & private rear patio garden

Tenure - We have been advised by the vendor that the property is leasehold and carries a monthly service charge of £117.96 with the lease reverting back to 99 years on completion of a sale.

PLEASE NOTE: None of the appliances and fixtures and fittings included in the sale have been tested and prospective purchaser are advised to have these inspected by professionally qualified prior to exchange of contracts. These particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by inspecting the property. Any floorplans shown are for indicative purposes only and are not to be used as accurately scaled drawings. Phone calls may be monitored for training purposes.

ALL MEASUREMENTS CORRECT TO THE NEAREST 3"
Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

For activities relating to regulated mortgages and non-investment insurance contracts, Connells Residential is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221

