



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(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!

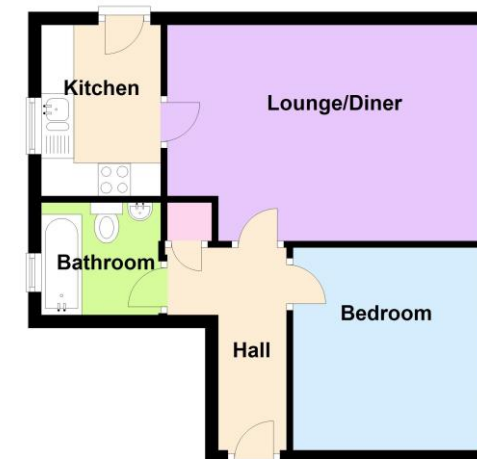
sales & lettings



Norfolk Gardens, Duffield Road



Spacious one bedroom ground floor flat located in this popular & convenient residential location close to City Centre. Benefiting from double glazing, allocated parking & garden. Sure to be popular!



Asking Price £119,995

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

Norfolk Gardens, Duffield Road Derby DE22 1AJ

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 Birchover Way turning right onto Ferrers Way. On reaching the Duffield Road turn right heading towards Derby city centre, continuing over the roundabout taking the next right into Beech Drive. Norfolk Gardens can then be found on the right hand side as identified by our agents For Sale board

- **Spacious Ground Floor Flat**
 - **One Double Bedroom**
 - **Well Presented & Much Improved**
 - **Modern Kitchen & Refitted Bathroom**
- **Walking Distance To City Centre, Darley Park & Amenities**
 - **No Service Charge. Freehold & Leasehold**
- **Valuable Buy To Let Investment Or Ideal First Time Buy**
 - **No Chain. Internal Inspection Recommended**

Draft Details Awaiting Vendor Approval

Entrance Hall - Entrance door, built in airing cupboard housing hot water cylinder

Lounge/Diner - 16'1" x 10'11" (4.9m x 3.33m)

Double glazed window to the front elevation, coving to ceiling, electric storage heater, feature fire surround incorporating an electric fire

Kitchen - 8'7" x 7'2" (2.62m x 2.18m)

Having a good range of modern cupboards & base units incorporating roll top working surfaces, inset stainless steel one & a quarter bowl sink unit & drainer with mixer tap over, integrated fan assisted electric oven, inset four ring electric hob with extractor fan over, plumbing for automatic washing machine, vinyl flooring, double glazed window to the rear elevation, coving to ceiling, wall mounted electric fan heater, side door leading out to the garden

Bedroom - 10'1" x 9'9" (3.07m x 2.97m)

Double glazed window to the front elevation, electric storage heater, coving to ceiling

Bathroom - 5'8" x 5'6" (1.73m x 1.68m)

Comprehensively refitted by the current vendor & comprising of bath with shower screen & electric shower over, low level WC, wall mounted sink unit with vanity cupboard under, complimentary tiling to walls, vinyl flooring, double glazed window to the rear elevation

Outside Front - There is allocated parking to the front of the property for two vehicles & lawned area

Outside Rear - Gated side access leads to a shared rear garden enjoying open views & being largely laid to lawn. There is a useful timber garden storage unit to be included in the sale

Tenure - We have been advised by the vendor that the property is currently held on a 150 year lease new from 29th April 1994 with 127 years remaining on the current term & there are no service charges payable. Any prospective purchasers are advised to have this verified by their legal advisors prior to purchase

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"

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