



**Main Street
Breedon-on-the-Hill
Derby
Leicestershire
DE73 8AN**

Offers in Excess of £234,000

bettermove

Main Street Derby

Bettermove are proud to present this 2 bedroom terraced house in Breedon-on-the-hill available with no forward chain.

The property benefits from double glazing, solid fuel heating throughout and has off street parking available. The council tax band is B.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen and the family bathroom on the ground floor. The first floor consists of 2 bedrooms and access to the second floor which can be used as office space/gym sitting room or occasional bedroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Breedon-on-the-Hill, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A42, the M1 and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

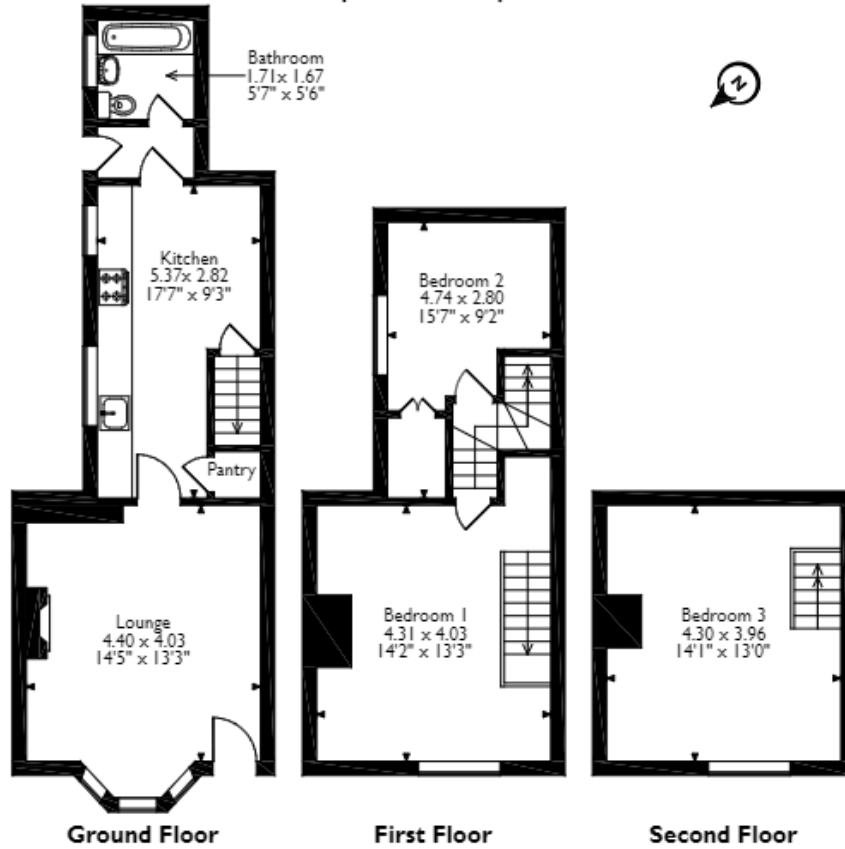
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Main Street, Breedon-on-the-Hill, Derby, Leicestershire
 Approximate Gross Internal Area
 88 Sq M/948 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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