



**Bute Walk  
Derby  
DE21 6BN**

**Offers in Excess of £175,000**

**bettermove**

# Bute Walk Derby

Bettermove are pleased to present this charming four bedroom semi-detached house in Chaddesden.

The property benefits from double glazing, gas central heating throughout. The council tax band is A.

The interior of this well presented property comprises a living room, separate dining room, open plan kitchen/diner and WC on the ground floor. The first floor consists of four bedrooms and the family bathroom. The exterior boasts an enclosed rear garden with patio seating, perfect for enjoying the summer months.

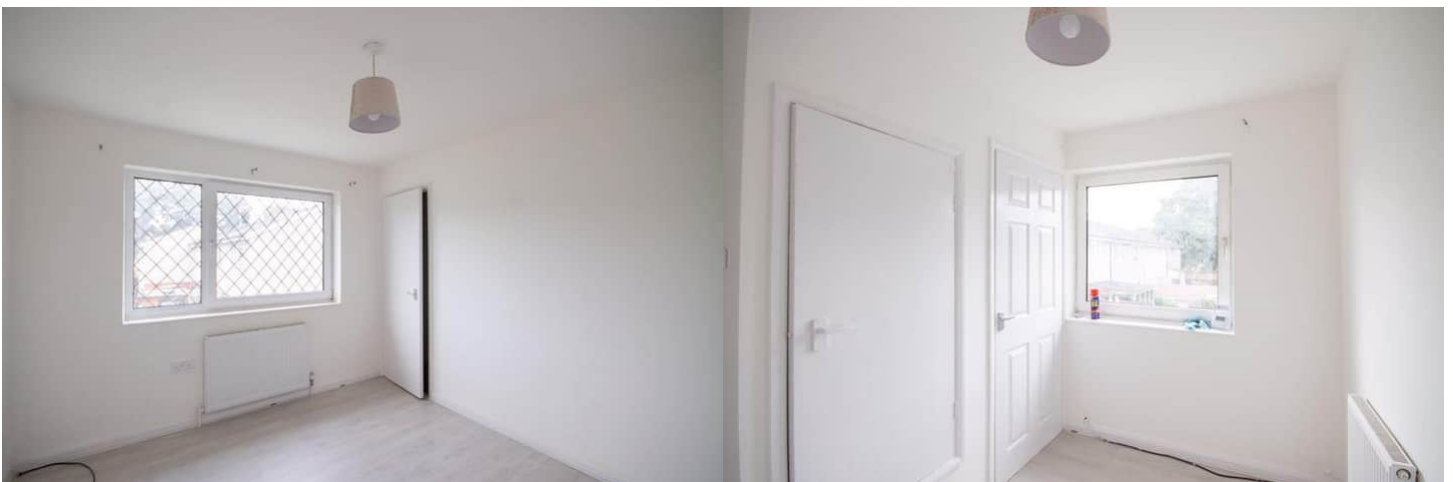
Located in the popular area of Chaddesden, the property is close a range of amenities, including supermarkets, shops, restaurants and pubs. Transport links can be found from the A61, A52, M1 and Derby station.

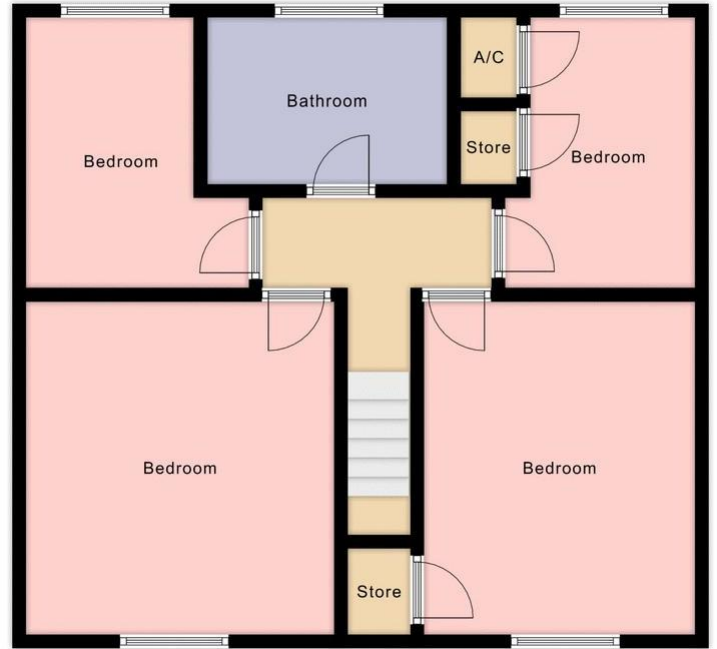
This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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