



Derby Road
Chellaston
Derby
DE73 5SE

Offers in Excess of £350,000

bettermove 

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Bettermove are proud to present this 3 bedroom mixed use semi-detached property in Chellaston.

The property benefits from double glazing, solar panels, gas central heating throughout and has off street parking available via the driveway. The council tax band is A.

The interior of this beautifully presented property briefly comprises the commercial unit with a convenient downstairs WC at the front of the property. The rest of the property consists of a spacious living room, utility room and modern fitted kitchen on the ground floor. The first floor consists of 3 bedrooms including the master bedroom with an ensuite bathroom and the family bathroom. The exterior boasts a large private rear garden with a semi-detached annex, perfect for enjoying the summer months.

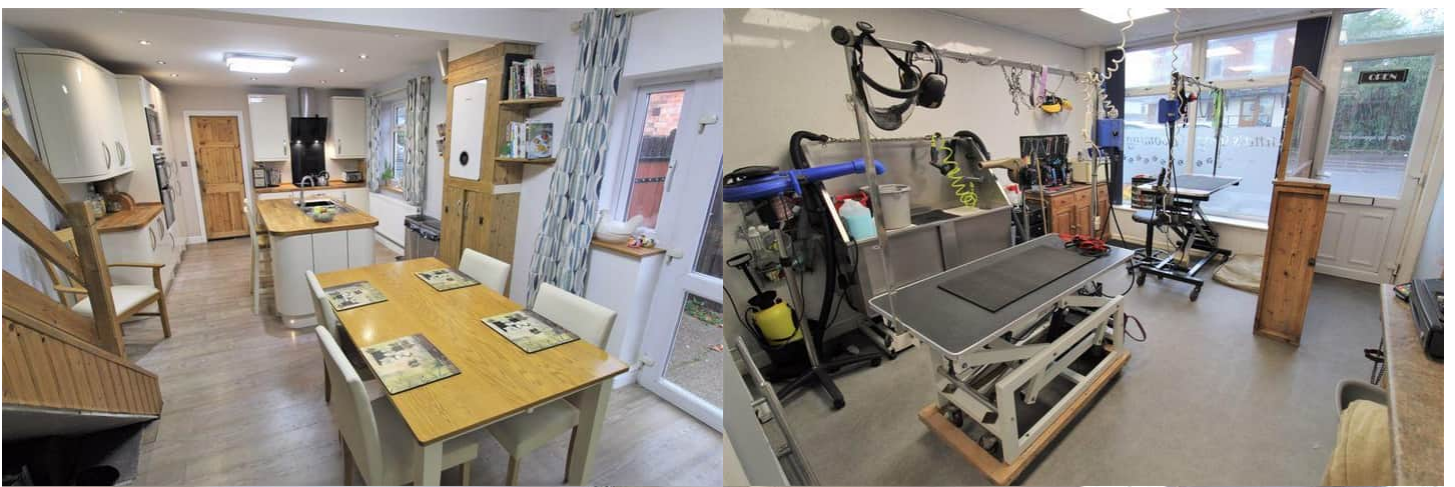
Located in the popular village of Chellaston, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A50 and many local bus routes providing easy access into Derby City Centre.

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.





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



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