



Highfield Lane
Derby DE21 6PJ

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Offered to the market with no upward chain is this well presented two bedroom semi detached property which is located in Caddesden, Derby set within walking distance to local shops and amenities. Briefly the property comprises of an entrance hall that gives way to the staircase that rises to the first floor and access into the living room to the front elevation, boasting a bay fronted window. To the rear elevation is the bathroom including a white three piece suite, kitchen which boasts a range of wall and base units with a convenient understairs cupboard and a rear door leading through to a generous size conservatory. To the first floor are two double bedrooms, with the master also enjoying the bay fronted window to the front elevation and second bedroom to the rear elevation having fitted wardrobes. Externally to the front is driveway parking for 2-3 cars and to the rear off the conservatory is a paved patio which provides space for an outside table and chairs to enjoy BBQs in the summer months, whilst steps lead down to a lawned area with a larger than average storage shed.

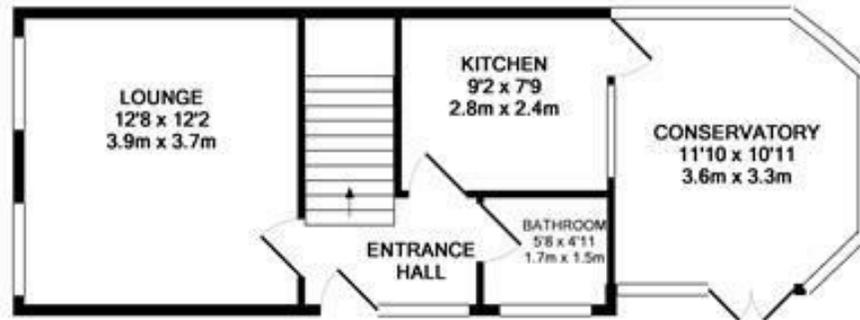


- Lounge
- Kitchen
- Conservatory
- Bathroom
- Bedroom One
- Bedroom Two
- EPC Rating: E
- Sales Disclaimer (CORN)

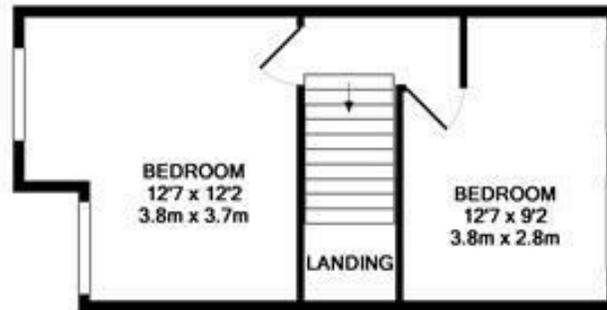
These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.







GROUND FLOOR
APPROX. FLOOR
AREA 446 SQ.FT.
(41.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 308 SQ.FT.
(28.6 SQ.M.)
TOTAL APPROX. FLOOR AREA 754 SQ.FT. (70.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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