ABODE
SALES & LETTINGS

Fern Avenue, Willington, Derbyshire, DE65 6DZ

Offers In Excess Of £250,000



https://www.abodemidlands.co.uk/







****GREAT OPPORTUNITY IN THE HIGHLY REGARDED VILLAGE OF WILLINGTON ****

Bay fronted semi detached property offering a porch and hallway, lounge diner with doors into the garden, fitted kitchen.Three first floor bedrooms and a shower room. Front and rear gardens, block paved drive with secure gates to further parking, garage and enclosed garden. NO CHAIN

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PORCH
Entrance door into the porch with the door into the hallway.

HALL
Stairs to the first floor, door to the kitchen and a door to the lounge diner.

LOUNGE DINER
Feature brick fireplace, upvc glazed bay window to the front elevation, two radiators and double glazed patio doors onto the garden. Door to the kitchen.

KITCHEN
Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Electric oven and hob, appliance spaces, 2 upvc double glazed windows and a new upvc double glazed door.

FIRST FLOOR LANDING
Upvc double glazed window to the side elevation, airing cupboard, loft access and doors to -

BEDROOM 1
Upvc double glazed window and a radiator.

BEDROOM 2
Upvc double glazed window and a radiator.

BEDROOM 3
Upvc double glazed window and a radiator.

SHOWER ROOM
Walk in shower, wash hand basin, low flush wc and a upvc double glazed window.

OUTSIDE
The front offers a lawn and a long block paved drive with secure gates to the garage and garden. The rear garden offers a lawn, block paved patio and path and a greenhouse. Outside wc.

























AML Disclaimer - Derby/Swadlincote Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.
Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Derby/Swadlincote Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

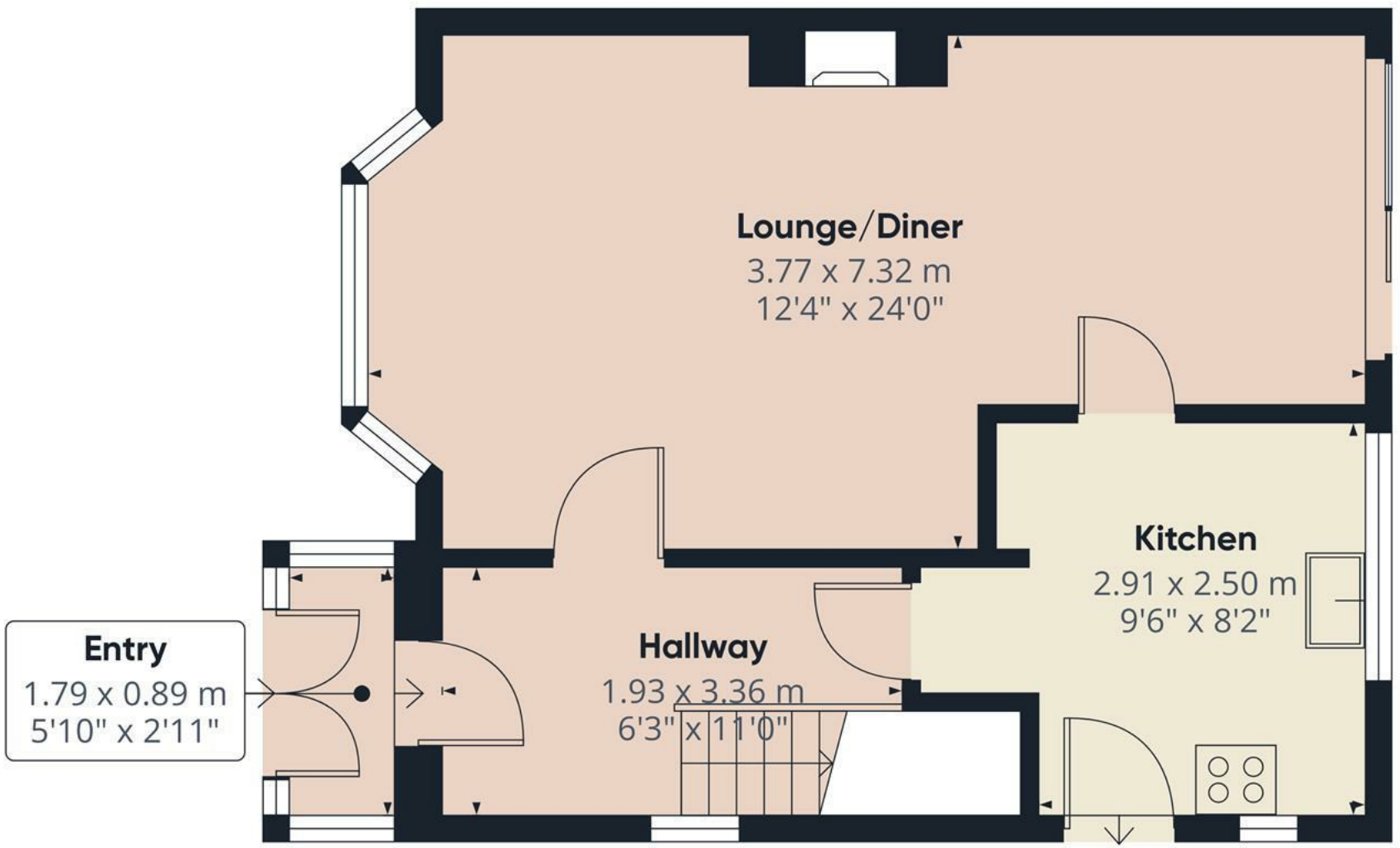
All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.



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Approximate total area(1)

41.5 m²

446 ft²

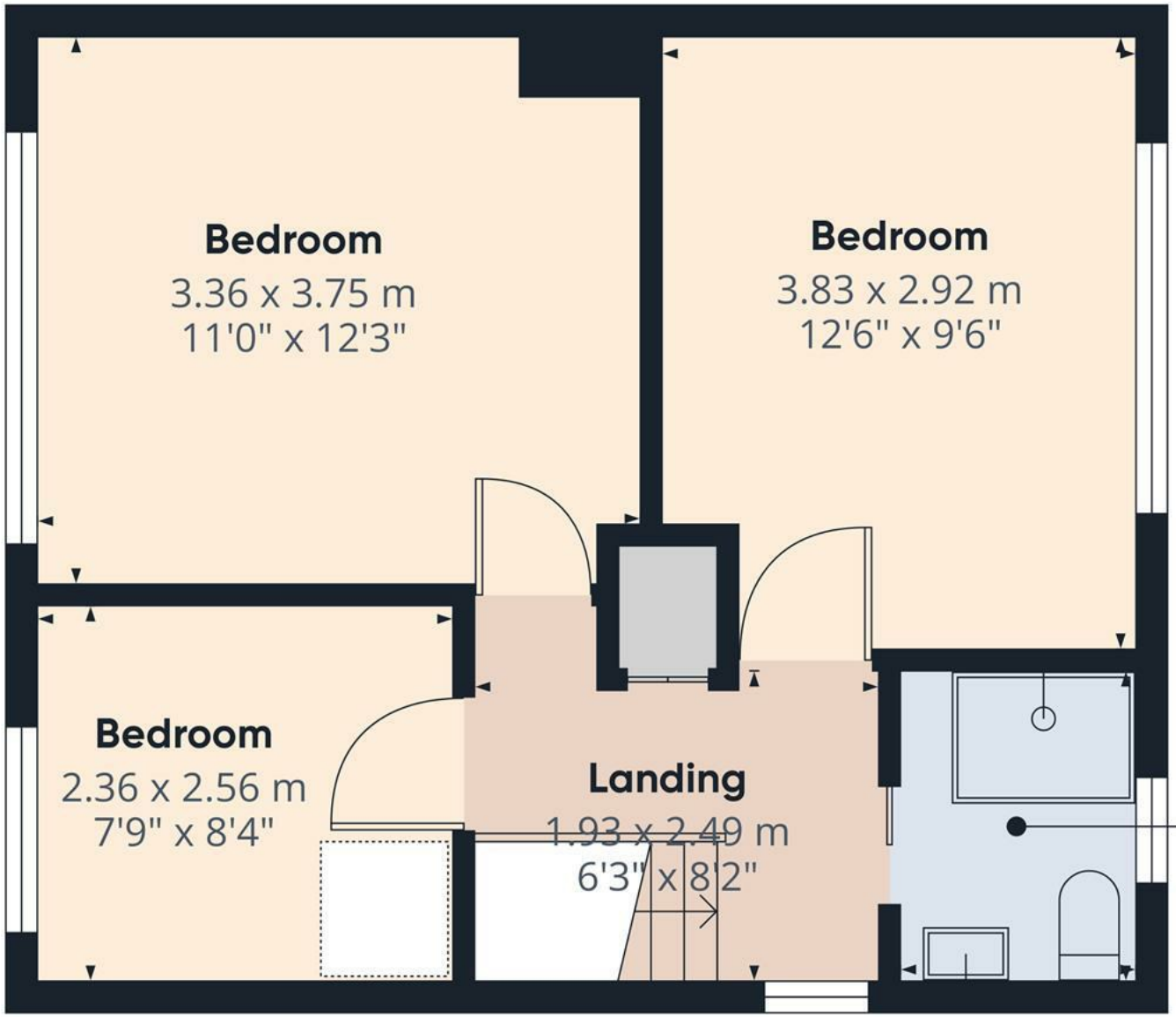
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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N
W
E
S

Floor 0



Floor 1

ABODE

Approximate total area(1)

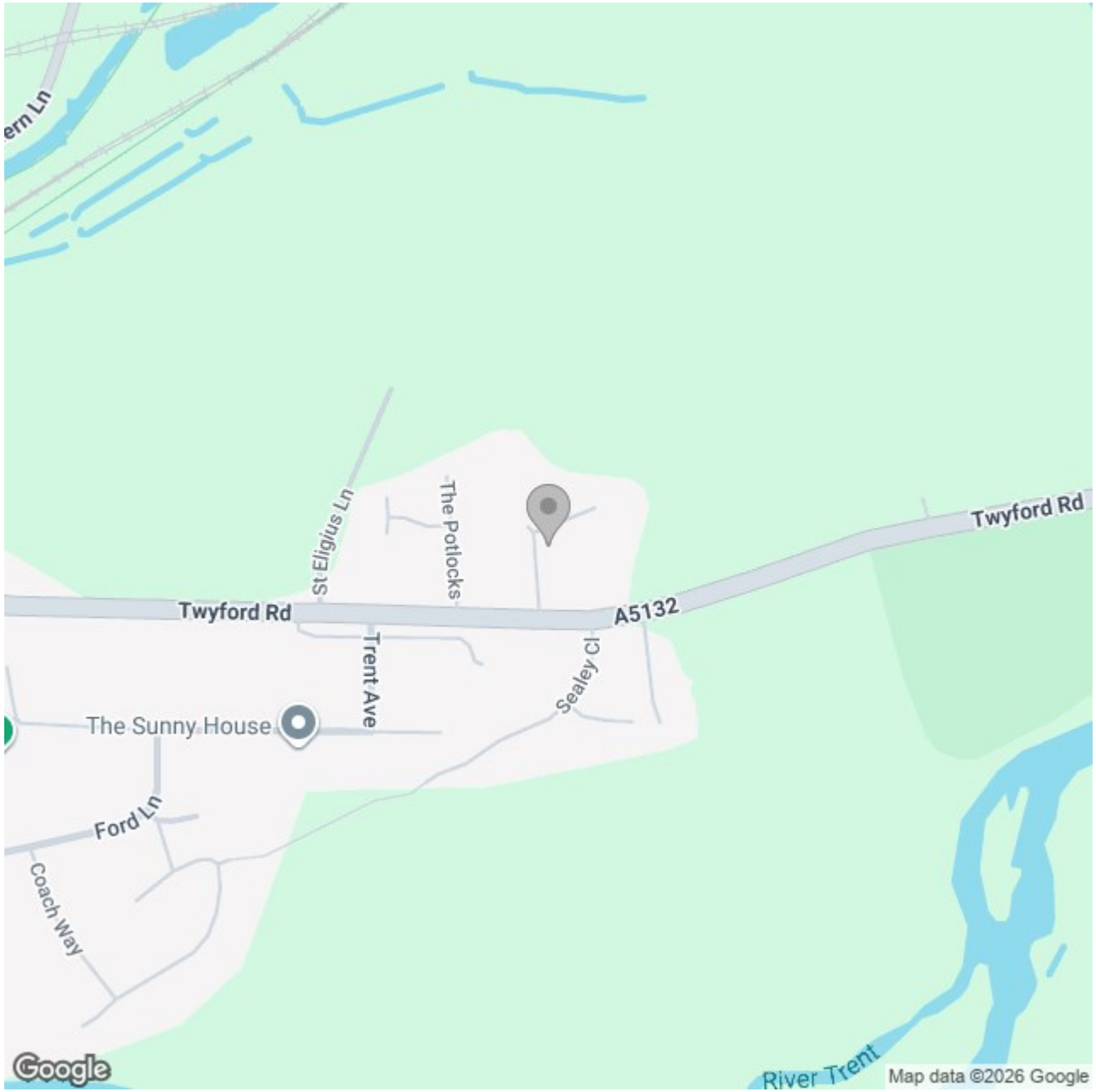
36.6 m²

393 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.