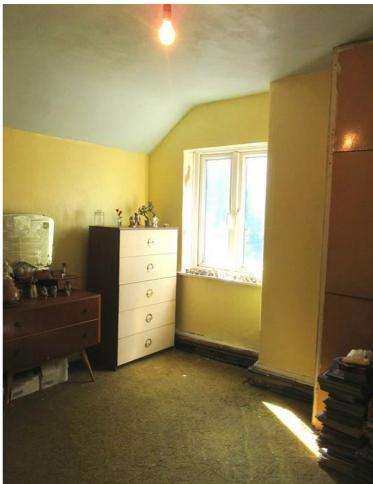
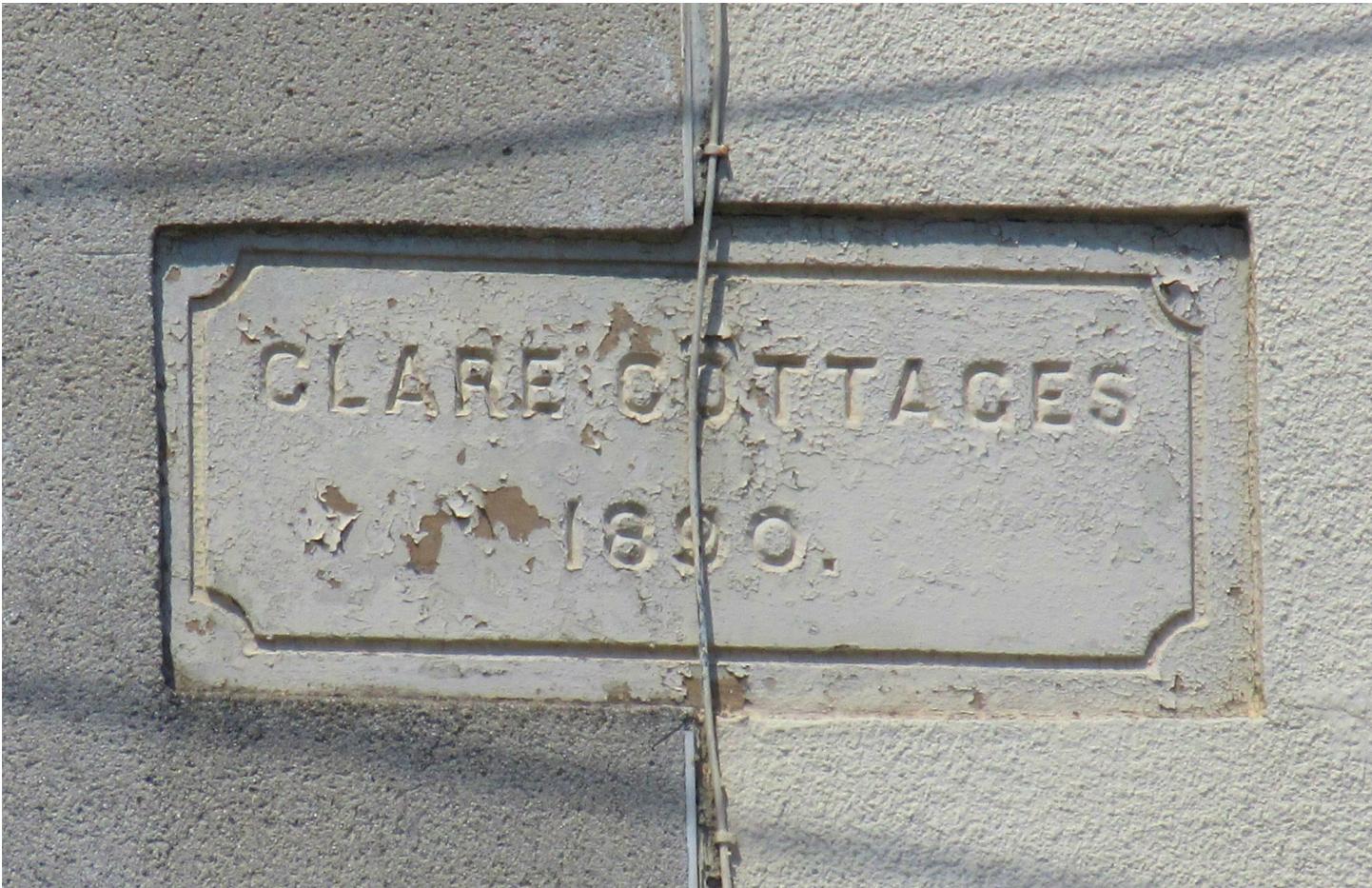


Hartshorne Road, Woodville, Derbyshire, DE11 7JB  
**£245,000**





\*\*\*\* CHARACTER PROPERTY  
WITH A GOOD SIZE REAR  
GARDEN AND PLENTY OF  
POTENTIAL \*\*\*\*  
CONVENIENT LOCATION  
\*\*\*\* In brief the property  
offers a hall, lounge and a  
dining room, kitchen with  
pantry, and a bathroom.  
Three first floor bedrooms  
and wc. Rear garden.

## HALL

Entrance door into the hall with stairs to the first floor and a radiator.

## SITTING ROOM

Upvc double glazed window and a radiator.

## LOUNGE

Upvc double glazed windows to the side and rear, radiator.

## KITCHEN

Fitted, units, work surfaces, sink and drainer unit. Cooker and appliance spaces, pantry, upvc double glazed window and door to the side and a door to the bathroom.

## BATHROOM

Low flush wc, wash hand basin, bath, upvc double glazed window, radiator.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Two upvc double glazed windows to the front and a radiator.

## BEDROOM 2

Upvc double glazed window and radiator.

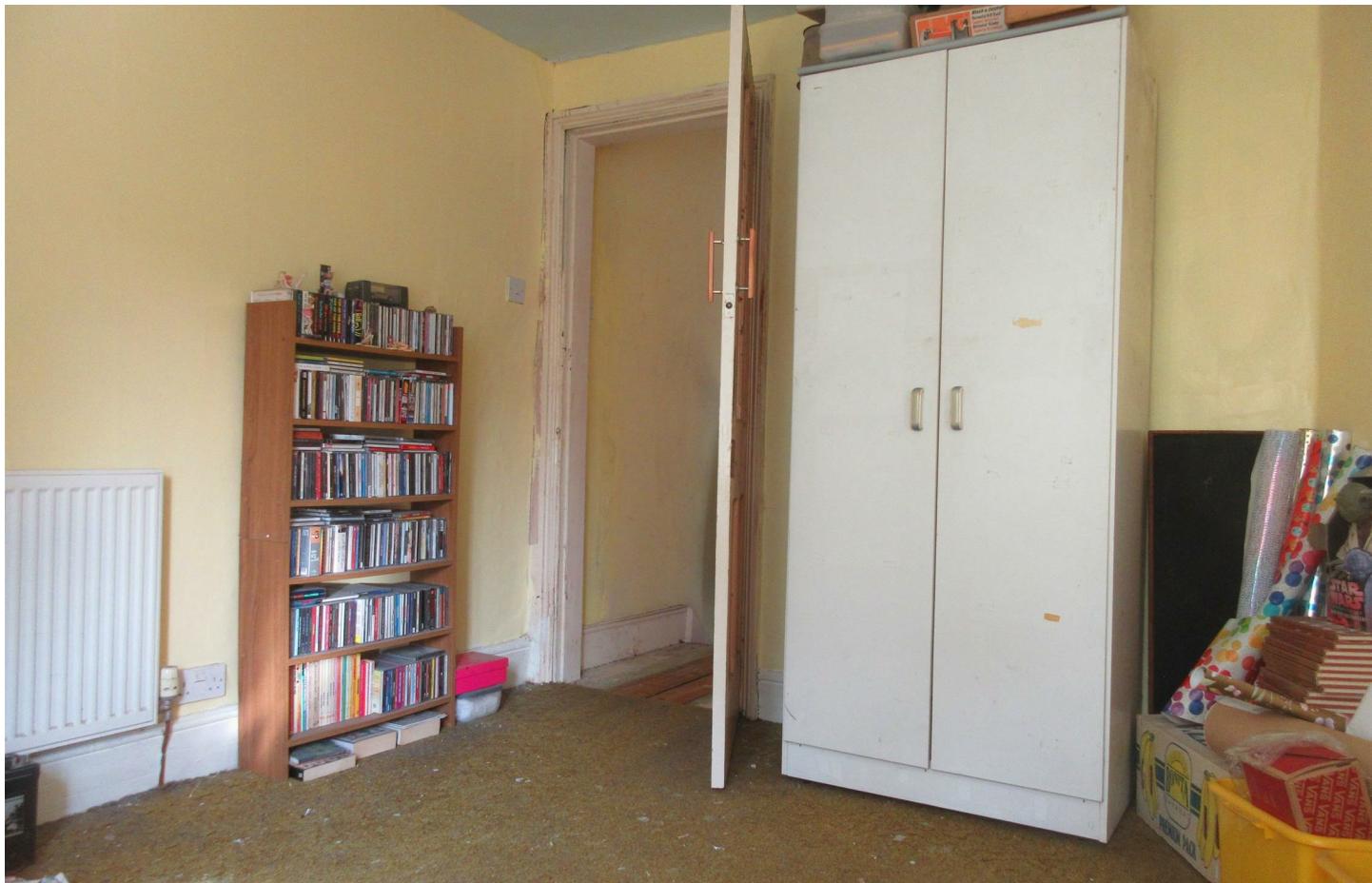
## BEDROOM 3

Upvc double glazed window and radiator.

## WC

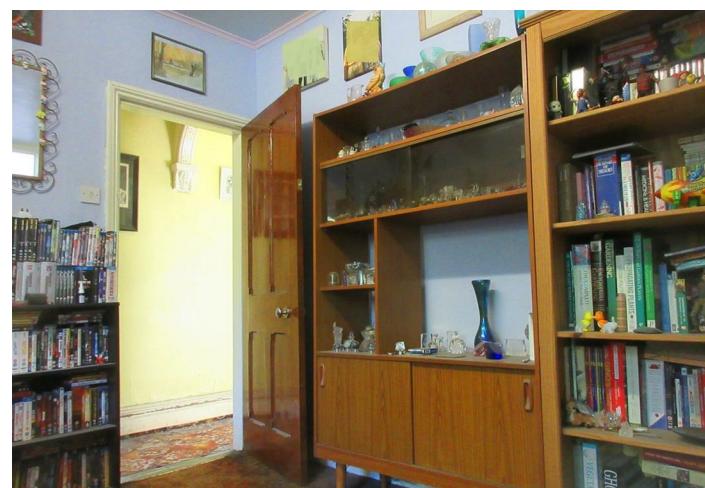
Low flush wc, wash hand basin, radiator and upvc double glazed window.

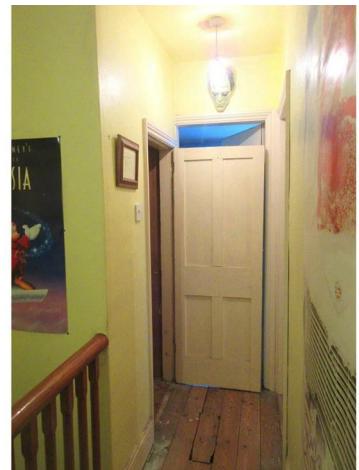
## OUTSIDE



Front fore garden, side gated access to the good sized rear garden.

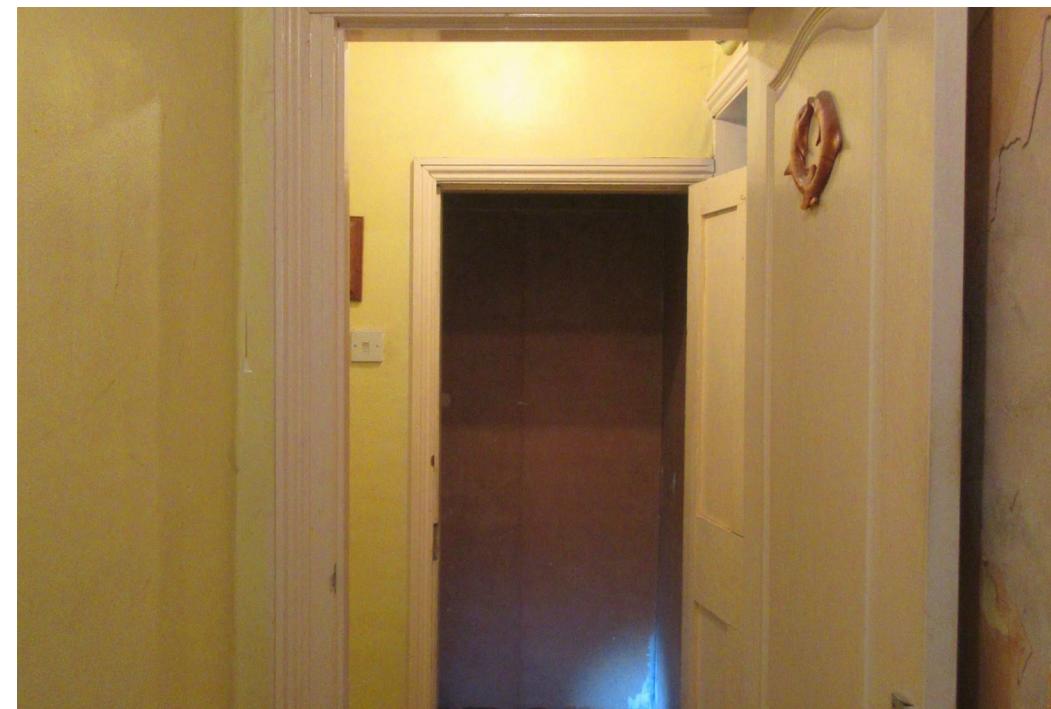
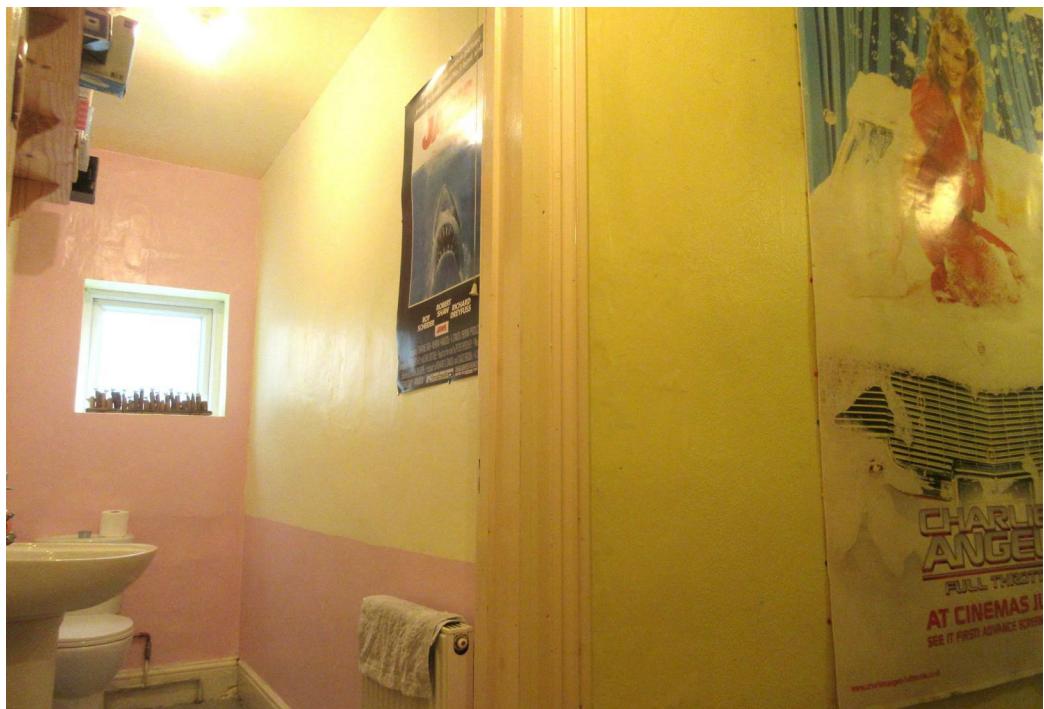
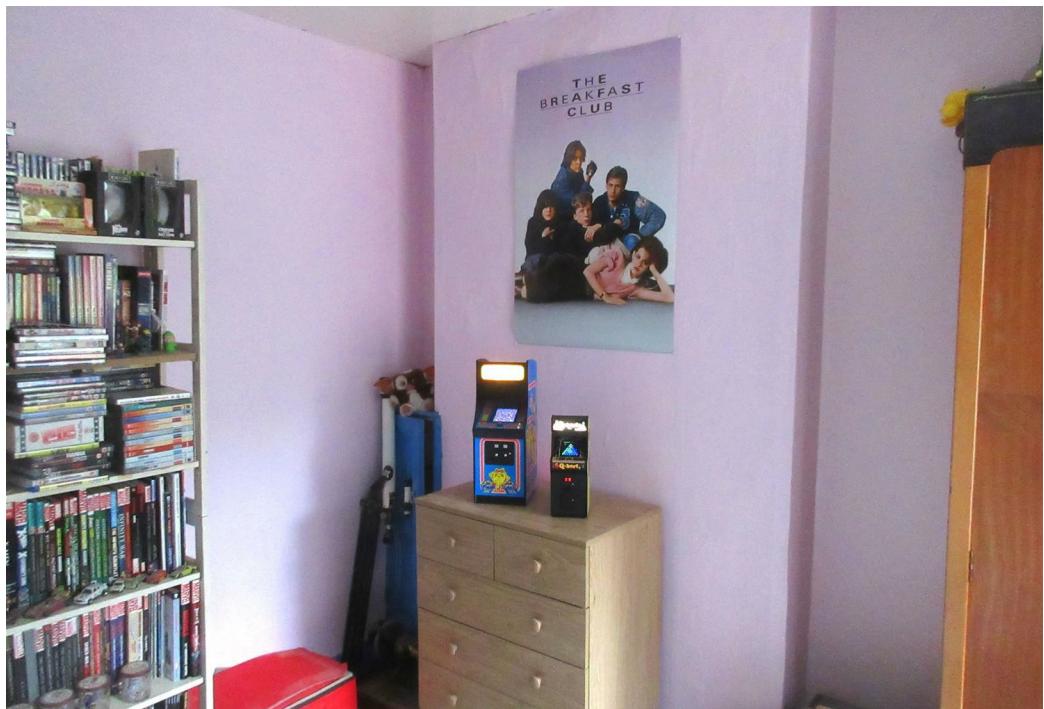


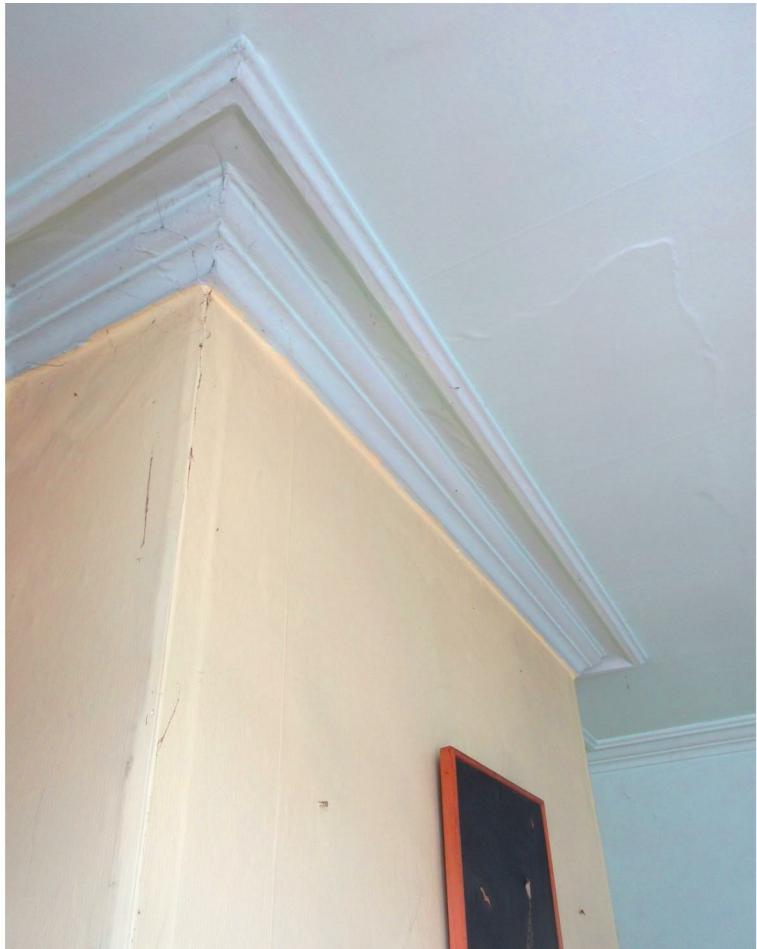


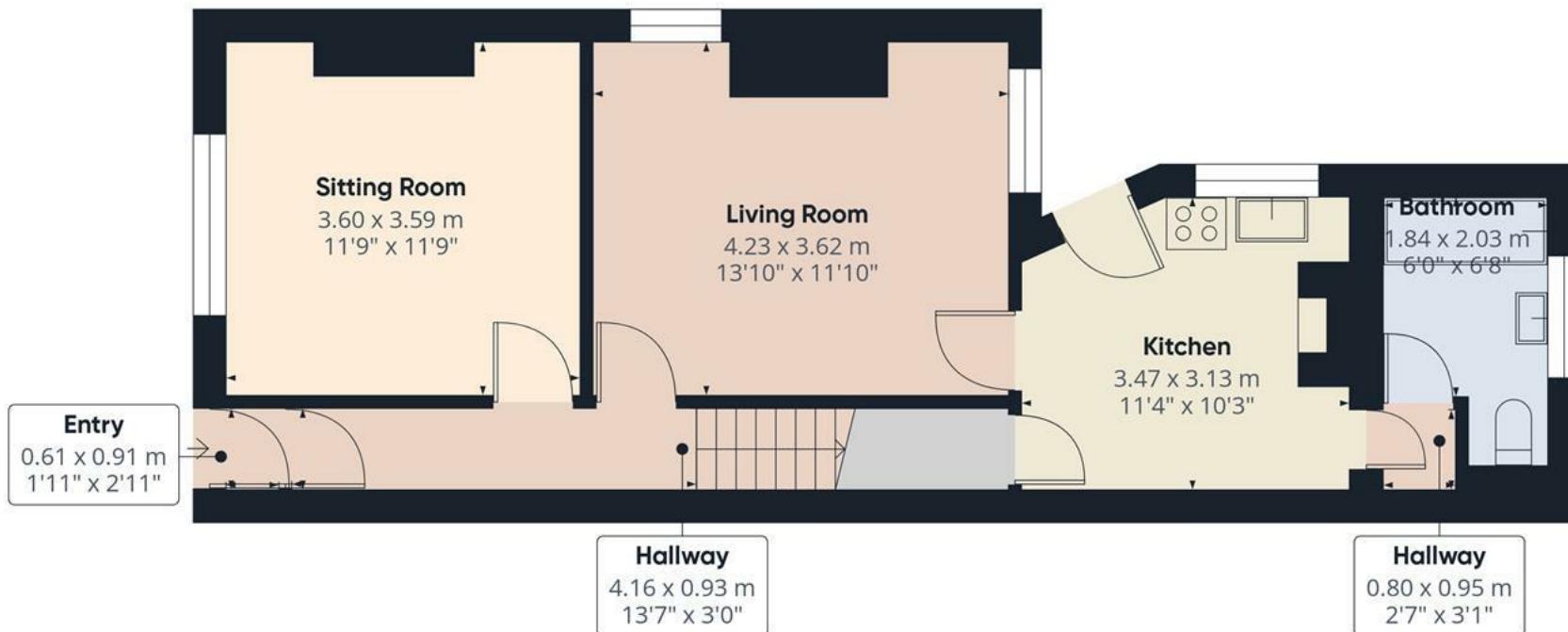












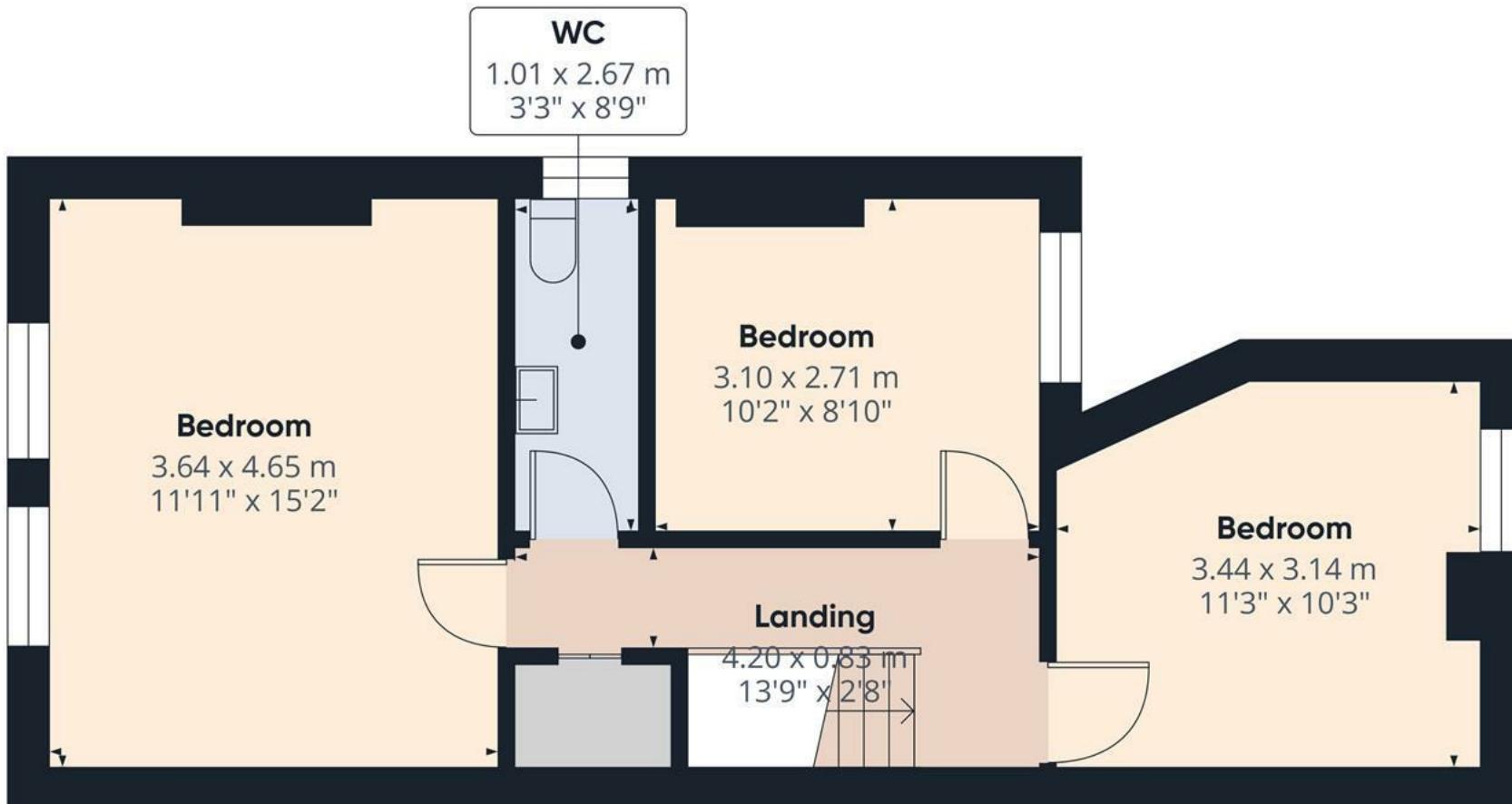
Approximate total area<sup>(1)</sup>

49.8 m<sup>2</sup>  
536 ft<sup>2</sup>

(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.

GIRAFFE360

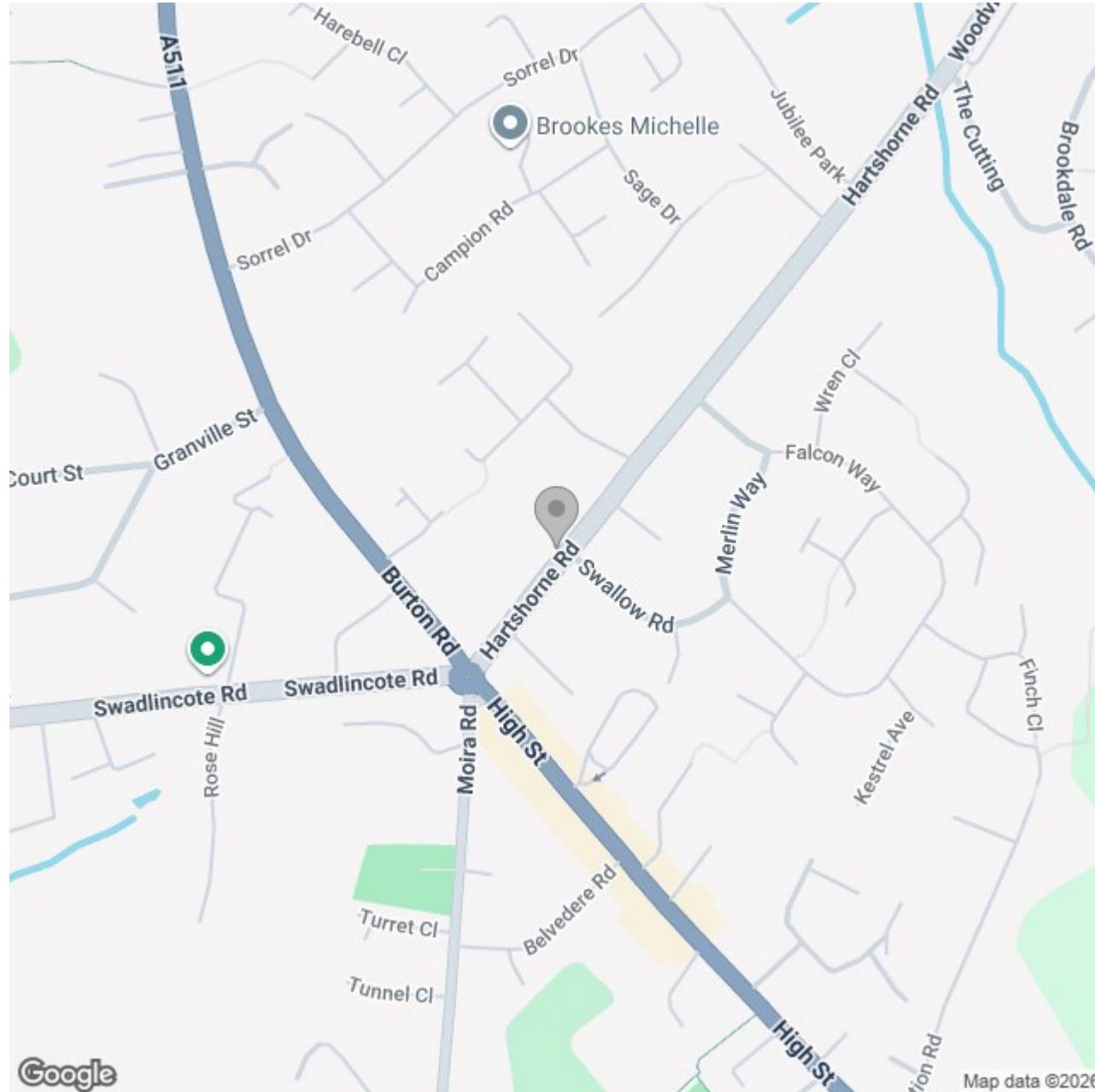


Approximate total area<sup>(1)</sup>

43.5 m<sup>2</sup>  
469 ft<sup>2</sup>

(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.



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

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.