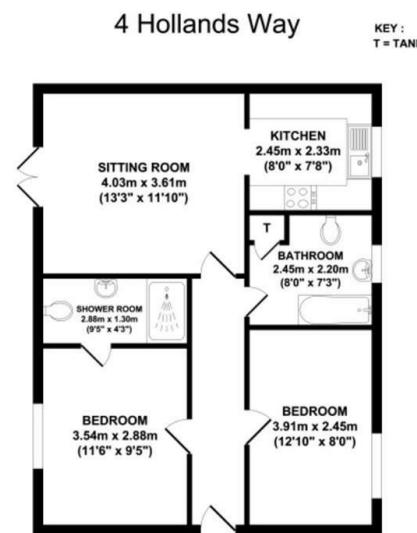




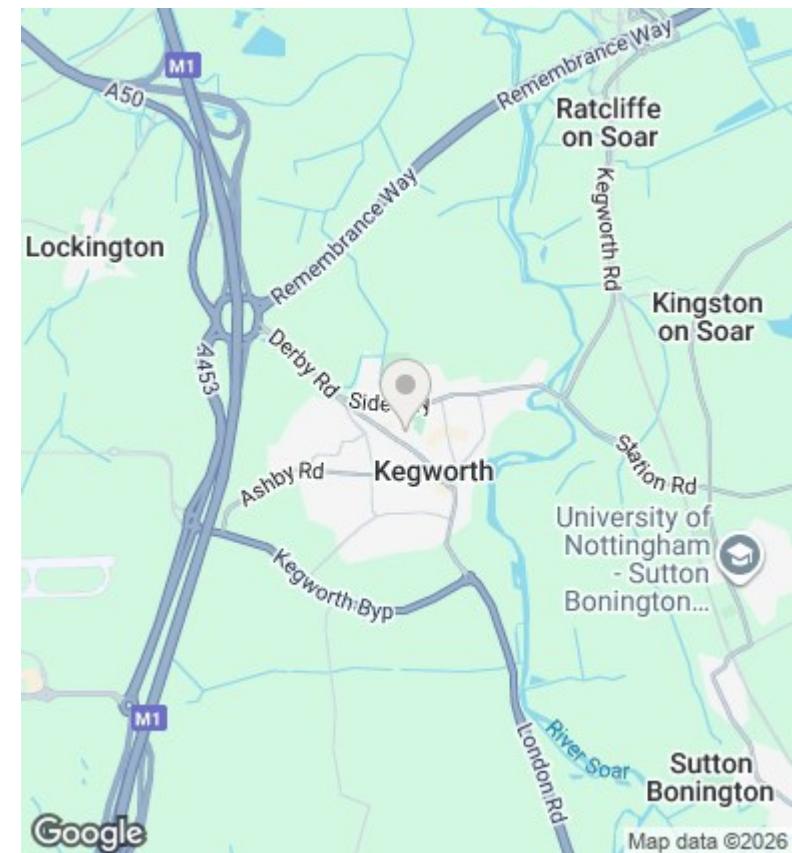
## 4 Hollands Way, Kegworth, Derby, DE74 2GQ

£139,000

- No onward chain
- Master with ensuite
- Close to East Midlands Airport
- Close to Sutton Bonington Campus
- 2 allocated parking spaces
- Modern bathroom
- Close to M1
- 2 double bedrooms
- Modern lounge diner with open plan to kitchen
- Local amenities close by



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other features are approximate. No responsibility is taken for any 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.



## Directions

## Viewings

Viewings by arrangement only. Call 01509 674140 to make an appointment.

## Council Tax Band

A

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		