ABODE
SALES & LETTINGS

Panama Road, DEI3 0SQ

Offers Over £280,000



https://www.abodemidlands.co.uk







A spacious four double bedroom family home with excellent parking and a garage, this well-presented property offers versatile accommodation arranged over three floors.

The spacious living area comprises of entrance hallway, cloakroom/wc, dual aspect living room, kitchen diner and utility room. To the first floor there are two double bedrooms with master having the ensuite and family bathroom and the second floor has two further double bedrooms with shower room.

The property also benefits from a private, enclosed rear garden and NO UPWARD CHAIN. Viewing strictly by appointment only.

ABODE
SALES & LETTINGS

GROUND FLOOR

The accommodation begins with an entrance hallway featuring tiled flooring, a radiator, and stairs rising to the first floor. A cloakroom is positioned off the hallway, fitted with a wash hand basin, low-level WC, radiator, and tiled flooring. The kitchen diner has been updated in 2023 and is fitted with a range of wall and base units with drawers, tiled flooring, and integrated appliances including an AEG oven, hob, and extractor, along with a dishwasher. Dual aspect windows to the front and rear provide good natural light. A separate utility room offers further practicality, with tiled flooring, plumbing and appliance space for a washing machine, a radiator, a concealed boiler, and a door leading out to the rear garden. The lounge spans the depth of the property and features a window to the front, French doors opening onto the garden, laminate flooring, two radiators, and ceiling spotlights.

FIRST FLOOR

To the first floor, the landing has a window to the rear elevation, a radiator, and stairs rising to the second floor. The master bedroom is a generous dual-aspect room with windows to both the front and rear, a radiator, and built-in furniture. The en-suite comprises a shower enclosure, vanity wash hand basin, and WC, with a window to the front elevation. Bedroom two is positioned to the front and benefits from laminate flooring, a radiator, built-in study furniture ideal for home working, and an airing cupboard. The family bathroom is fitted with a panelled bath with shower over, vanity wash hand basin, and low-level WC, complemented by a radiator and a window to the rear.

SECOND FLOOR

The second floor provides two further bedrooms and an additional shower room. The landing includes a radiator and access to both rooms. Bedroom three features windows to the front and side, along with a Velux window to the rear and a radiator. Bedroom four offers a similar layout with windows to the front and side, a Velux window to the rear, loft access, and a radiator. The shower room is fitted with a shower enclosure, vanity wash hand basin, WC, and a heated towel radiator.

OUTSIDE

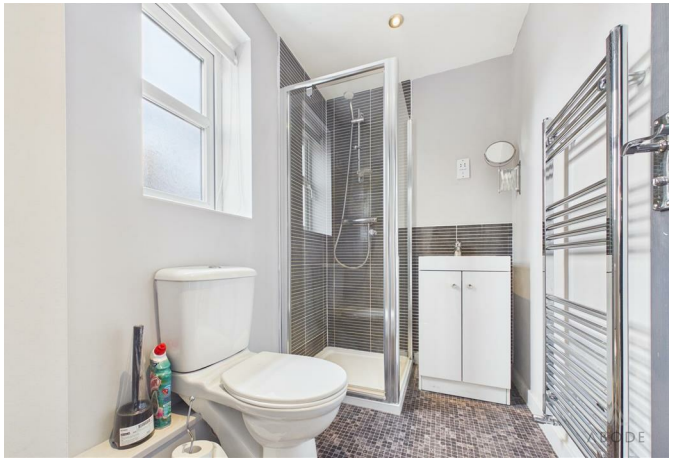
Externally, the property benefits from off-street parking leading to a garage with an up-and-over door, power, lighting, and a personnel door to the rear garden. The enclosed rear garden is bordered by timber fencing and features a paved patio area, a gravelled seating space, a lawn, and well-stocked mature beds and borders.























AML Disclaimer - Burton 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 - Burton 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.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

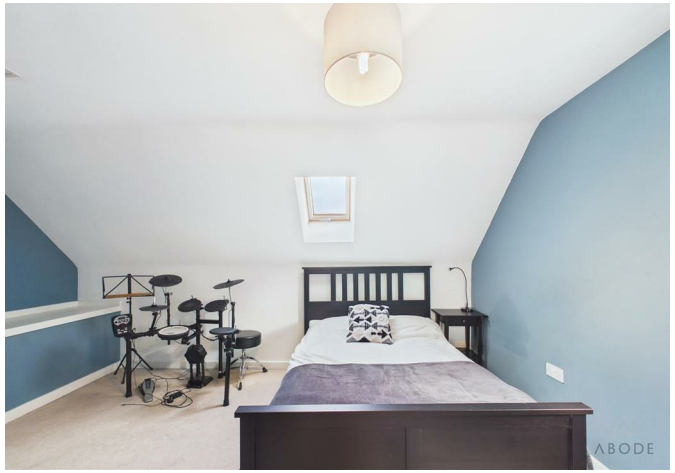
Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.



















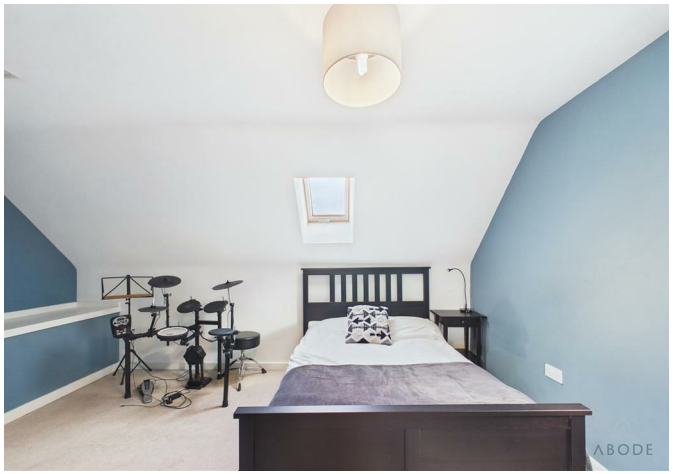












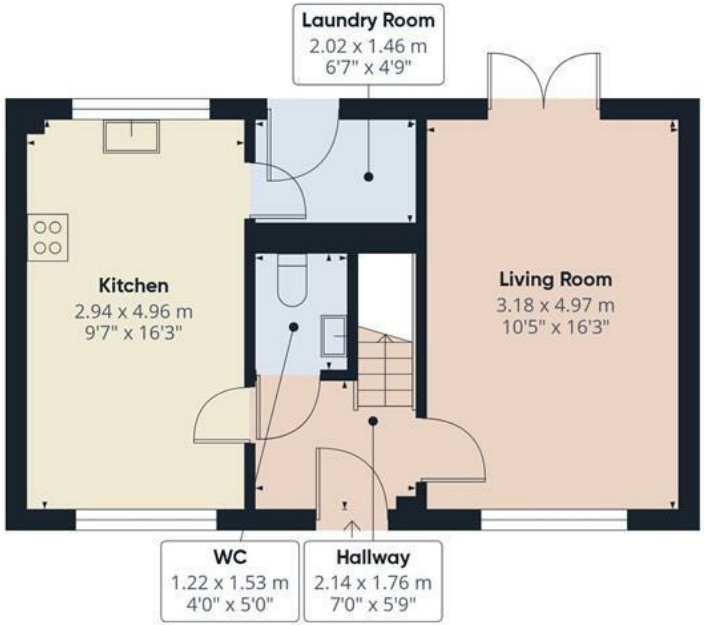




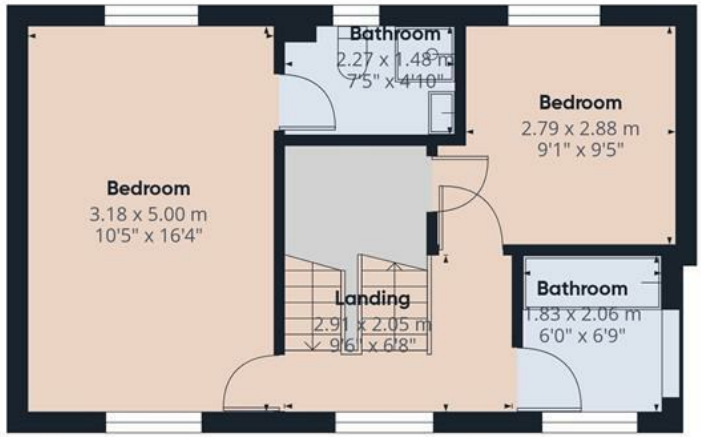




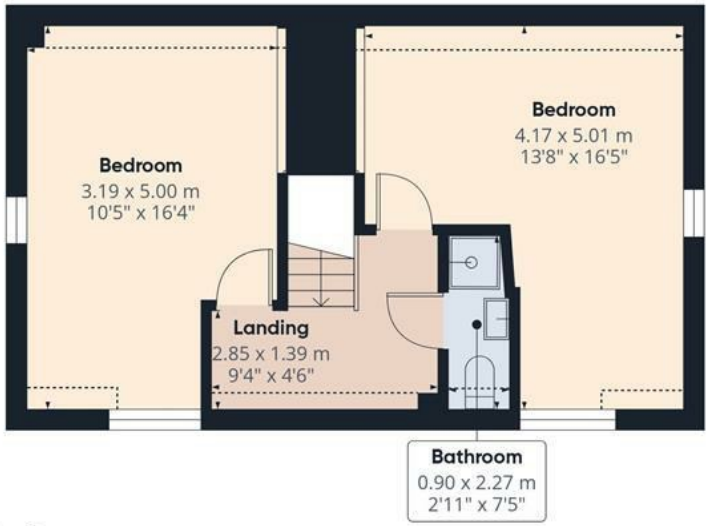




Floor 0



Floor 1



Floor 2

ABODE

Approximate total area(1)

116.1 m²

1249 ft²

Reduced headroom

3.7 m²

39 ft²

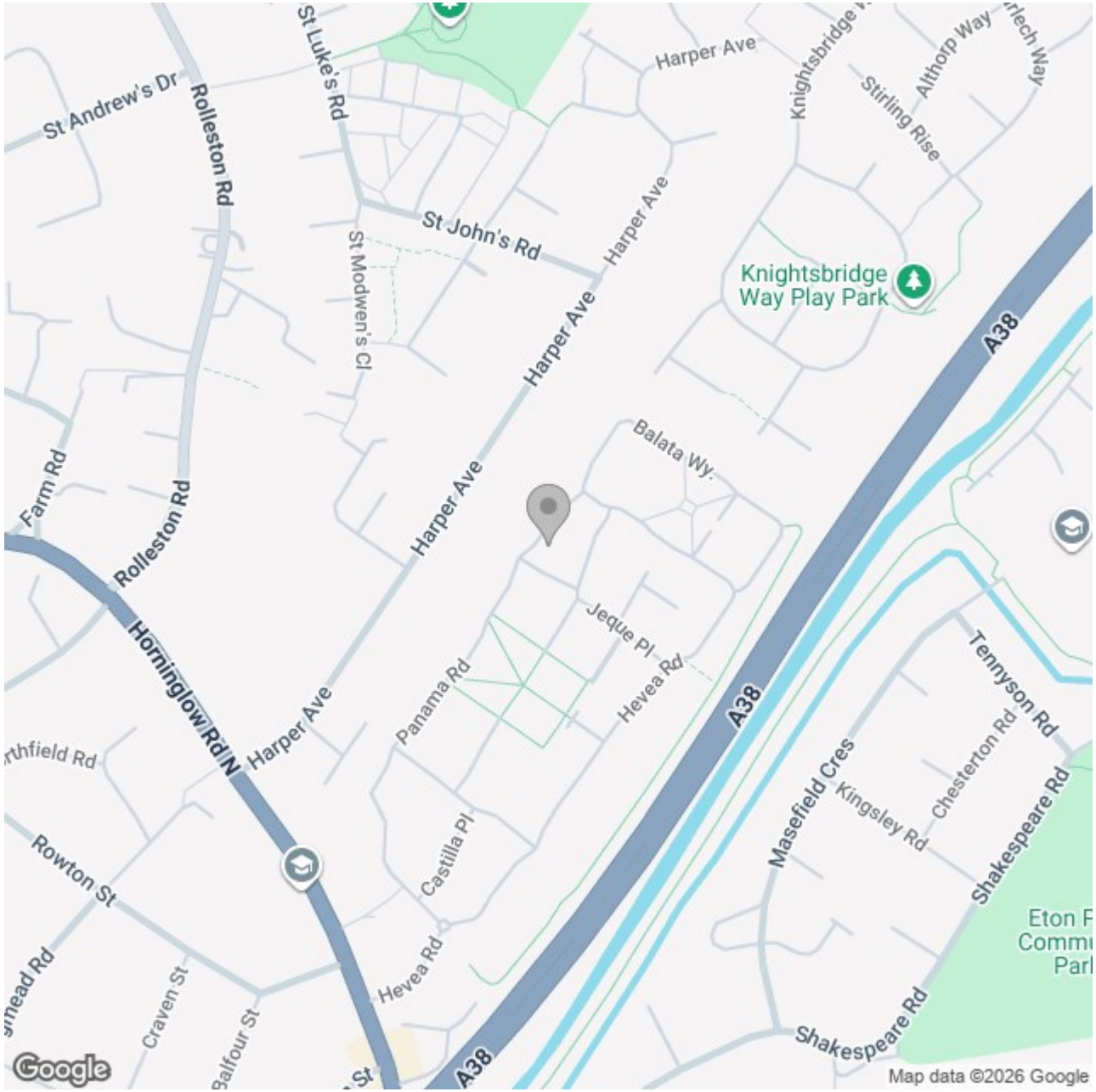
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	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	

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.