



Nottingham Road
Derby DE21 6AN

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This traditional three bedroom terrace property with additional attic room is an ideal investment or first time buy opportunity. In brief the property comprised of entrance hallway with stairs rising to the first floor, open plan lounge diner with door leading through to the kitchen. To the first floor are three bedrooms, bathroom and access to the attic via a pull down ladder. Outside the rear garden is a low maintenance gravelled garden with a decked seating area and fenced boundaries. Located within easy reach of Derby City centre and supermarkets just a short drive away. Viewings are highly recommended and is offered with NO UPWARD CHAIN.



ENTRANCE HALLWAY

Enter Hallway, carpeted with stairs off, door into;

Lounge/Diner

neutral decor, carpeted, feature fire surround, windows to both front and rear, door into;

Kitchen

having wall & base units, built in oven, gas hob, extractor fan, spaces for other appliances, understairs storage area with units, window and door to rear.

FIRST FLOOR

To the first floor is the landing with storage area and loft access.

Bedroom One

carpeted with neutral decor, window to front.

Bedroom Two

carpeted, neutral decor, window to rear.

Bedroom Three

carpeted with neutral décor and window to rear.

Bathroom

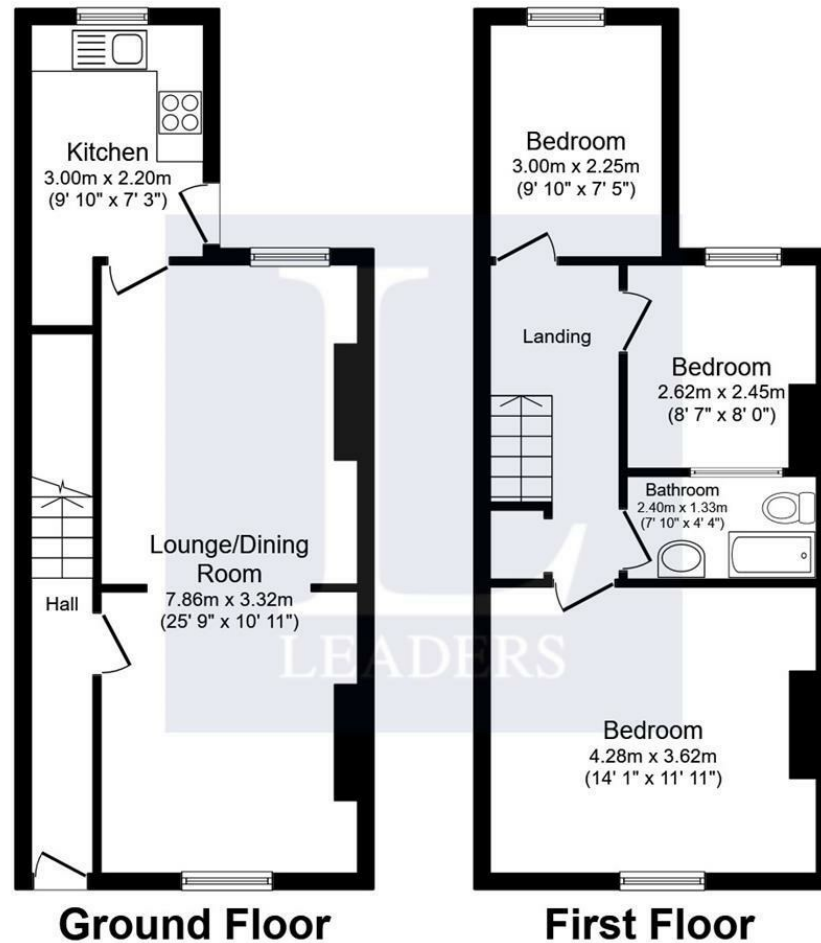
having white 3pc suite with shower and mixer over bath.

Outside

to the rear is an attractive low maintenance garden having decked seating area, gravelled and patio areas.







Total floor area 80.0 sq. m. (861 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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

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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.



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