



HOPKINS & DAINTY

ESTATE AGENTS



Grange Road, Derby, DE24 0JY

£187,000

****OPEN 7 DAYS A WEEK**** HOPKINS & DAINTY of TICKNALL offer to the market this spacious three bedroom semi-detached house with a large rear garden. The property requires full modernisation and in brief has to offer: Entrance hall, lounge with bay window, separate dining room and kitchen. To the first floor there are three bedrooms, bedroom one with bay window and a bathroom. Outside to the front of the property there is a small garden and a driveway for off road parking and to the rear the most amazing long garden, a true rarity these days - allowing for a substantial extension (subject to planning permissions) or just a fabulous play area/vegetable growing enthusiast. The property comes to the market with no upward chain. If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance hall



With stairs off to the first floor, understairs storage cupboard, door to:

Lounge 11'5" x 11'1" (3.5 x 3.4)



With double glazed bay window to the front, electric storage heater, coving to the ceiling.

Dining room 12'1" x 11'5" (3.7 x 3.5)



With window to the rear, coving to the ceiling, electric storage heater, tiled fireplace with electric fire.

Kitchen 8'6" x 6'6" (2.6 x 2.)



With a fitted base cupboard with a stainless steel sink unit and drainer over, electric point for electric cooker, partially tiled walls, quarry tiled flooring, window to the rear, door to the side.

The first floor landing

With window to the side, door to:

Bedroom one 11'1" x 11'1" (3.4 x 3.4)



With double glazed bay window to the front, picture rail.

Bedroom two 12'1" x 11'5" (3.7 x 3.5)



With window to the rear, coving to the ceiling.

Bedroom three 6'6" x 7'2" (2.0 x 2.2)



With window to the front.

Bathroom



Fitted with a wall mounted wash hand basin, W.C., bath with electric shower over, partially tiled walls, window to the rear.

Outside



The property stands on a large plot with a small garden to the front, together with a driveway to the side providing off road parking. The rear garden has lawn, planted shrubs and trees and a detached garage.

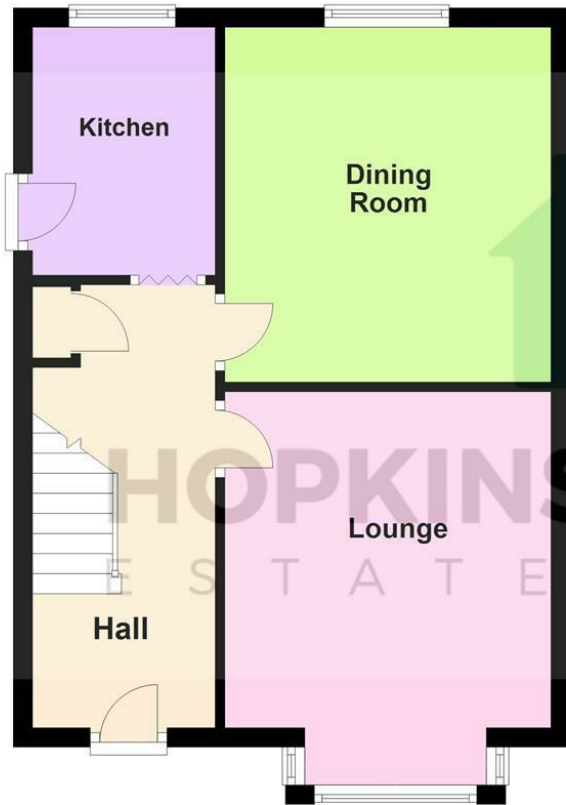
Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract

and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Ground Floor

Approx. 40.5 sq. metres (435.6 sq. feet)



First Floor

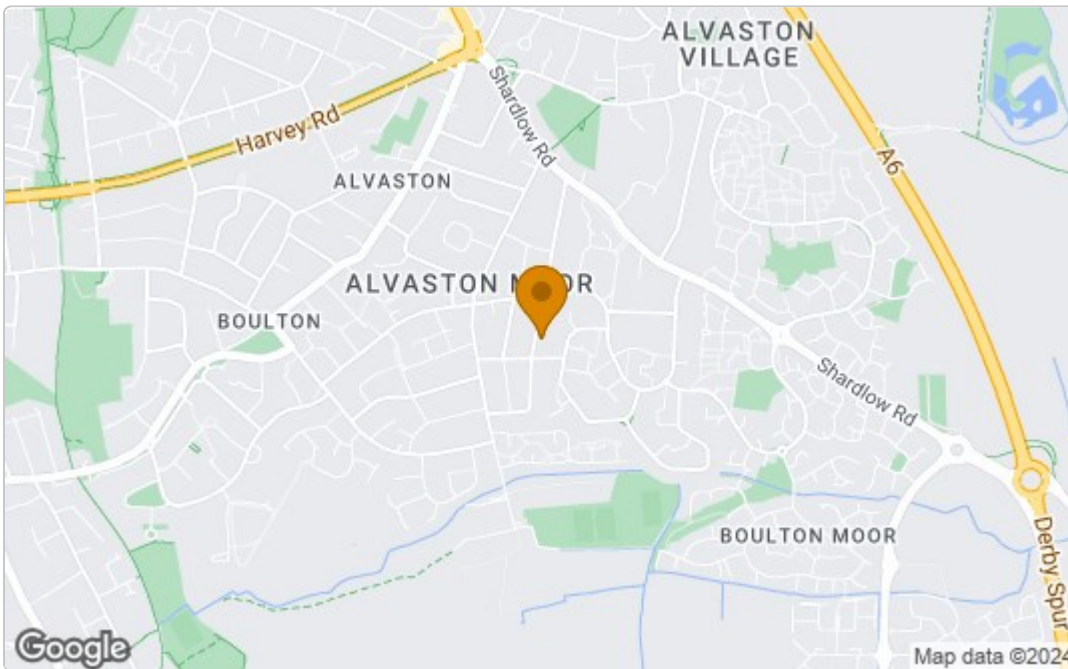
Approx. 41.2 sq. metres (443.0 sq. feet)



Total area: approx. 81.6 sq. metres (878.6 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		27	
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.