



61 Derby Road, Kegworth, Nottinghamshire, DE74 2EN

Offers In The Region Of £165,000

- Mid Terrace Property
- Recently Fitted Bathroom
- Gas Central Heating
- Close To Local Amenities
- Two Bedrooms
- Furnished
- Gardens
- Two Reception Rooms
- Garden
- Excellent Transport Links

61 Derby Road, Kegworth DE74 2EN

Ready made investment opportunity!

A fantastic two double bedroom mid terrace property situated within this highly convenient location just a few minutes from M1 junction 24, East Midlands Airport, Nottingham University Sutton Bonington Campus and excellent village amenities nearby.

Currently let and achieving £775 pcm exclusive of bills.

This property offers UPVC double glazing and gas central heating with all safety certificates being up to date. Enter through the lounge into an inner lobby with downstairs storage, dining room, modern fitted kitchen to the ground floors whilst to the first floor there are two double bedrooms and a family bathroom. Outside there is off road parking potential and a rear garden.



Council Tax Band: A



DESCRIPTION

Tassi Lettings are delighted to bring to market this 2 bedroom mid terraced house in the village of Kegworth. This property provides fantastic space and the opportunity to use its great travel links to East Midlands Airport and Nottingham city centre. The village also offers amazing access to the M1 and A453, and fantastic, pubs, shops and cafes.

On entrance to the property you step straight into the spacious living room which is furnished throughout, this room enclosing 2 sofas and a fire place, the room also allows access through to the rear of the property...

At the rear of the property is a large reception room, suitable as a dining room or second living room, while open plan to the small kitchen area which houses a free standing white goods such as fridge freezer and washer dryer.

On the first floor are two large bedrooms, to the front of the property is the master, big enough for a king size bed and of which has a large UPVC window to allow plenty of natural light.

Towards the back is bedroom number two which is furnished again with a large bed, desk and chest of drawers, it also has a small walk in wardrobe!

Finally the property has a recently modernised bathroom which is made up of WC, bath with over head shower and hand wash basin.

Externally there is an open rear garden and a small garden area to the front.

GROUND FLOOR

LOUNGE

11'5" x 11'5"

UPVC double glazed window to the front elevation. Cupboard housing the electricity consumer unit, radiator and door leading to inner lobby.

INNER LOBBY

Understairs storage cupboard with shelving. Light and archway leading to Dining Room.

DINING ROOM

11'3" x 11'3"

UPVC double glazed window to the rear elevation. Feature fireplace, radiator and doors giving access to kitchen and stairs.

KITCHEN

8'0" x 5'4"

UPVC double glazed window and side entrance door leading onto the garden. Fitted with a matching range of wall and base units with rolled edge work surfaces over. Plumbing for

automatic washing machine, space for fridge, built in stainless steel electric oven, four ring electric hob, inset stainless steel sink and drainer. Tiled splashbacks and vinyl flooring.

FIRST FLOOR

BEDROOM ONE

11'6" x 11'5"

UPVC double glazed window to the front elevation and radiator.

BEDROOM TWO

11'5" x 8'5"

UPVC double glazed window to the rear elevation. Over stairs storage cupboard with shelving. Radiator.

BATHROOM

UPVC double glazed window to the rear elevation. Fitted with a matching three piece suite comprising of panelled bath with shower over, low level wc and pedestal wash hand basin. Fully tiled walls, heated towel rail. Airing cupboard housing boiler.

OUTSIDE

To the front of the property there is off road parking for one car. Shared entry to the neighbouring property leads around to the rear where there is a courtyard garden and tiered lawn area beyond which is open to next door.

Referral Arrangement Note

Tassi Sales & Lettings always refer sellers (and will offer to refer buyers) to Sheltons Solicitors, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Tassi Sales & Lettings would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them

Disclaimer

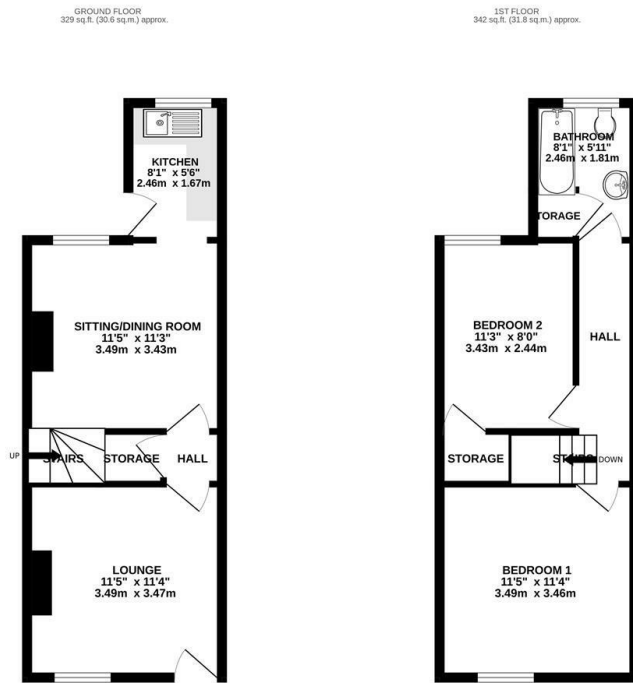
Disclaimer Notes

Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters.

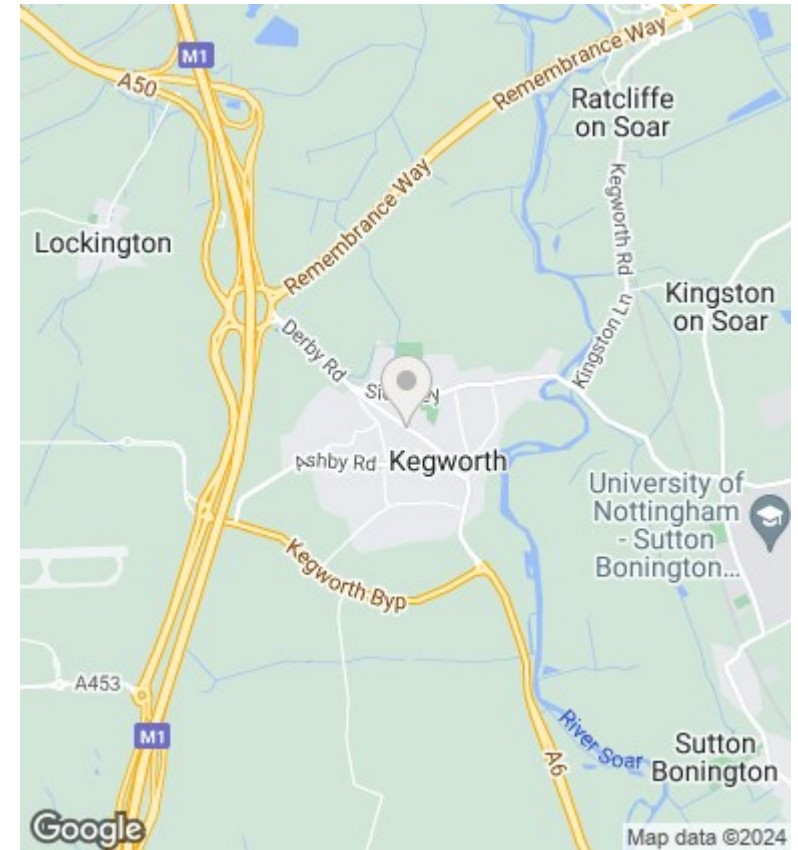
These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Tassi Sales and Lettings have taken care in obtaining internal measurements, they should only be regarded as approximate.

Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Tassi Sales and Lettings require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Tassi Sales and Lettings instructing solicitors in the purchase or the sale of a property.



TOTAL FLOOR AREA: 671 sq ft. (62.4 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency on the ground.
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Directions

Proceed into Kegworth along the A6 dual carriageway from Loughborough, entering onto London Road passing through the market place onto Derby Road where the property is situated on the left hand side.

Viewings

Viewings by arrangement only. Call 01159 474330 to make an appointment.

Council Tax Band

A

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