



79 Overdale Road, Derby, DE23 6AU

Asking Price £300,000

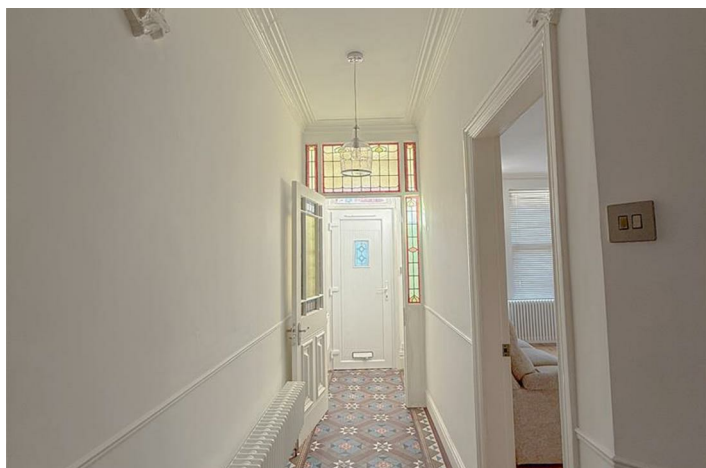
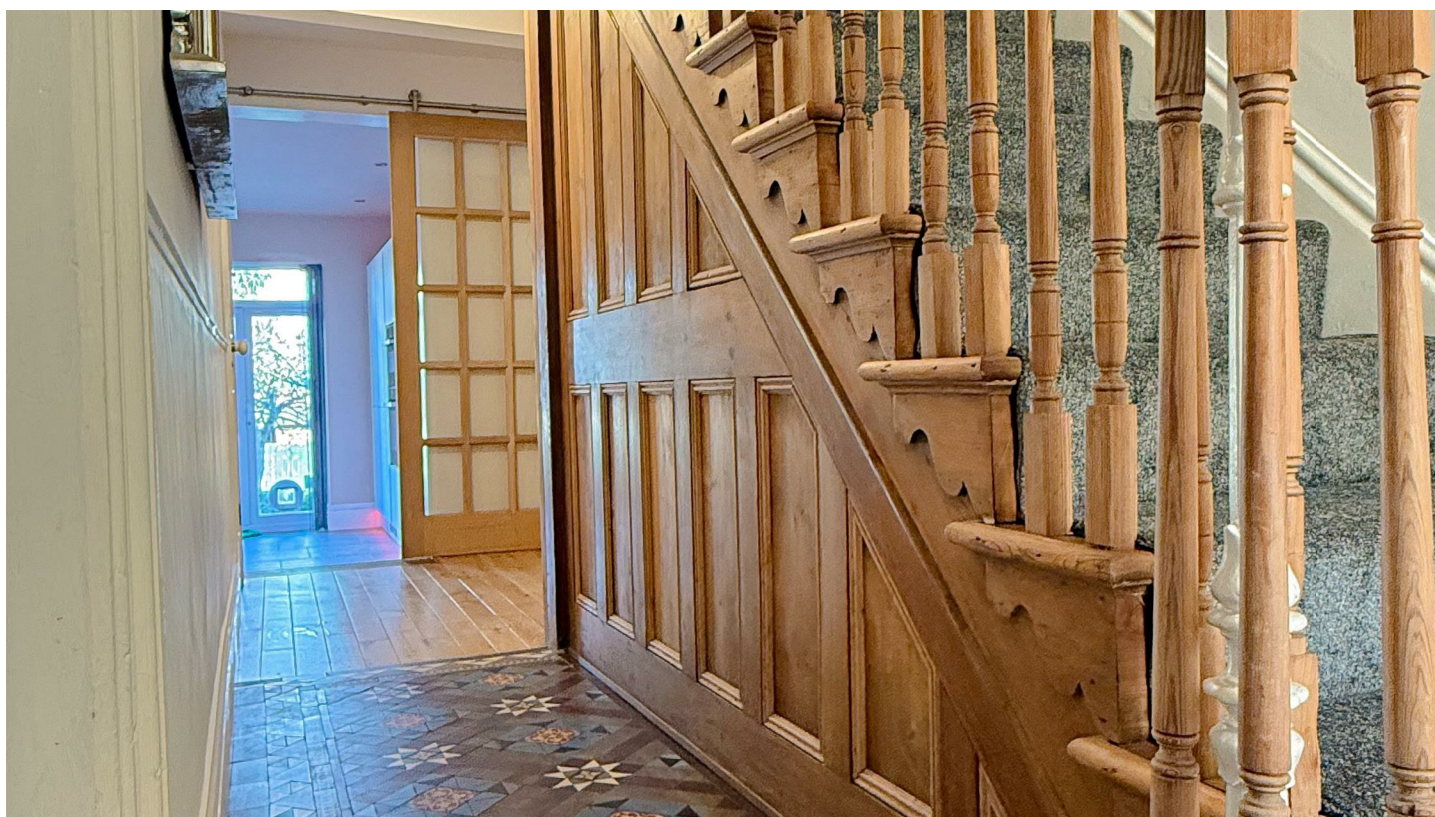
- Victorian Semi Detached House
- Shower Room & Family Bathroom
- Many Period Features
- Integrated Appliances
- No Onward Chain
- Four Bedrooms
- Council Tax Band B/EPC Rating D
- Extensive Versatile Cellar
- Littleover Community School Catchment Area
- Beautifully Presented Throughout

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A beautifully presented four-bedroom bay fronted Victorian semi detached house with driveway parking situated within a highly sought after area of Derby benefitting from close proximity to the city centre, Royal Derby Hospital and major transport links.



Council Tax Band: B



The accommodation on offer briefly comprises: Ground floor; Entrance porch, hallway, lounge, second reception room, inner hallway, shower room, fitted kitchen with integrated appliances. To the first floor are four excellent bedrooms and a family bathroom. On the lower level ground floor is a versatile basement which can be accessed either from the dining kitchen or externally to the rear of the property.

Outside, the property features driveway parking to the front. To the rear is a large tiered garden with patio area, laid to lawn areas and side gated access.

A viewing is a must to appreciate this stunning freehold property on offer.

EPC Rating D

Council Tax Band B

Littleover Community School Catchment Area

Entrance Porchway

Entrance Hallway

Lounge

13'9" x 14'1"

Second Reception Room

13'5" x 12'5"

Inner Hallway

Kitchen

15'1" x 10'8"

Shower Room

4'7" x 4'11"

First Floor Landing

Bedroom One

13'9" x 13'1"

Bedroom Two

13'5" x 12'11"

Bedroom Three

12'1" x 11'0"

Bedroom Four

10'9" x 4'11"

Principle Bathroom

7'2" x 7'6"

Additional Information

Electricity - Mains Supply

Water - Mains Supply

Heating - Gas Central Heating - Connected to

Mains Supply

Septic Tank - No

Broadband - <https://checker.ofcom.org.uk/>

Broadband Speed -

<https://checker.ofcom.org.uk/>

Phone Signal - <https://checker.ofcom.org.uk/>

Sewage - Mains Supply

Flood Risk - Very Low

Non-Standard Construction - No

Any Legal Restrictions - No

Other Material Issues - No

Disclaimer

Council Tax Band Rating:

Derby City Council - Band B

EPC Rating - D

This information has been sourced from the DirectGov website. One Sales & Lettings make no guarantee regarding its accuracy and we advise that you conduct further checks to ensure you are satisfied before proceeding with any purchase agreement.

The vendor has advised the following:

Property Tenure is Freehold

Agent Disclaimer:

One Sales & Lettings, their clients and employees:

1: Are not authorised to make or provide any representations or warranties regarding the property, whether on their own behalf, on behalf of their client, or otherwise. They accept no responsibility for any statements made in these particulars. These particulars do not constitute part of any offer or contract and should not be relied upon as statements or representations of fact.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance purposes only and are not necessarily comprehensive. It should not be assumed that the property has obtained all necessary planning, building regulation or other consents. One Sales & Lettings have not tested any services, equipment or facilities. Purchasers are advised to conduct further investigations and

inspections before entering into any agreement.

Purchaser Information:

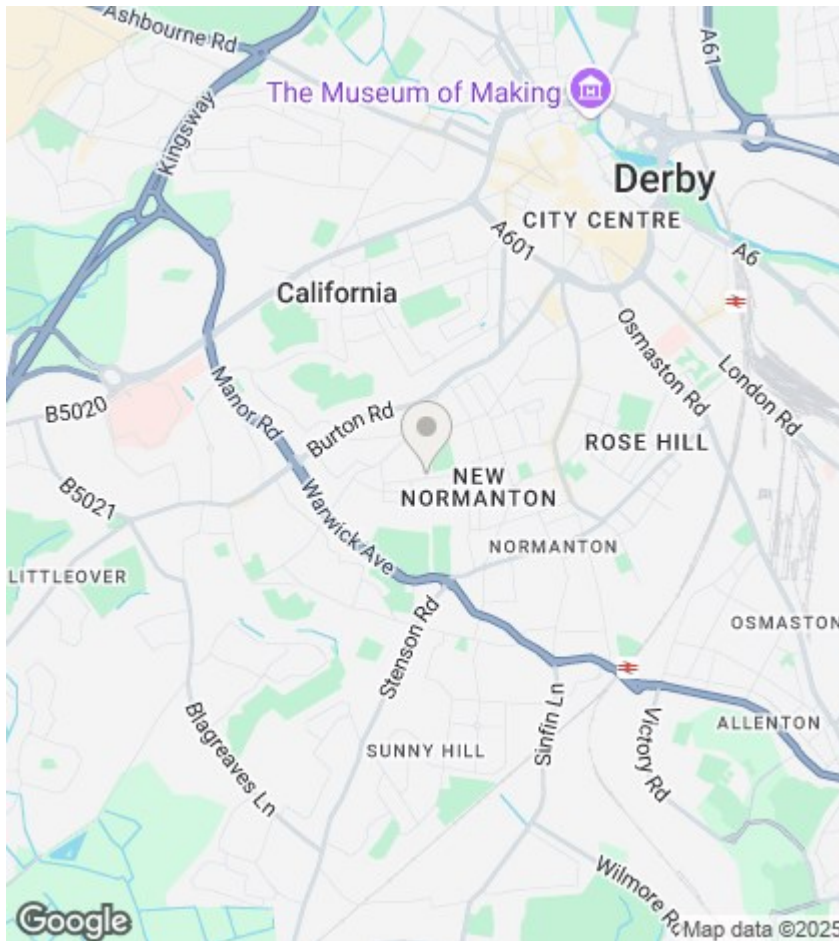
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. One Sales & Lettings require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to One Sales & Lettings removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements:

One Sales & Lettings have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.







Directions

Viewings

Viewings by arrangement only. Call 01332 910111 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	66	
(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

