



Station Road
Spondon Derby



Property Description

This three storey three bedroom mid town house in the popular location of Spondon comes as vacant possession. The property benefits from UPVC double glazing throughout and gas central heating. In brief comprises; hallway, lounge, kitchen, downstairs cloaks, family bathroom, three double bedrooms and top floor shower room. Outside; an enclosed patio area and laid lawn, and access to garage at rear.

Downstairs W/C

With Laminate flooring, low level W/C, wash hand basin and window to the front of the property.

Kitchen

11' 1" max x 6' 3" max (3.38m max x 1.91m max)

With tiled flooring, a range of wall and base units, tiled splashback, gas hob, electric oven, solid wood breakfast bar, and window to the front of the property. Matching black fridge/freezer, dishwasher and washer/dryer all included in the sale.

Lounge

15' 1" max x 12' 10" max (4.60m max x 3.91m max)

With laminate flooring, cupboard space, electric wall mounted fire and patio doors to the rear of the property.

Bedroom 2

12' 11" max x 10' 8" max (3.94m max x 3.25m max)

With fitted carpet, a range of wall mounted shelving and window to the rear of the property.

Bedroom 3

12' 11" max x 10' 3" max (3.94m max x 3.12m max)

With fitted carpet and window to the front of the property.

Bathroom

With vinyl flooring, tiled splash back, shower over bath, heated towel rail low level W/C and wash hand basin.

Bedroom 1

13' 1" max x 12' 11" max (3.99m max x 3.94m max)

With fitted carpet, Walk in wardrobe/ storage space and window to the front of the property.

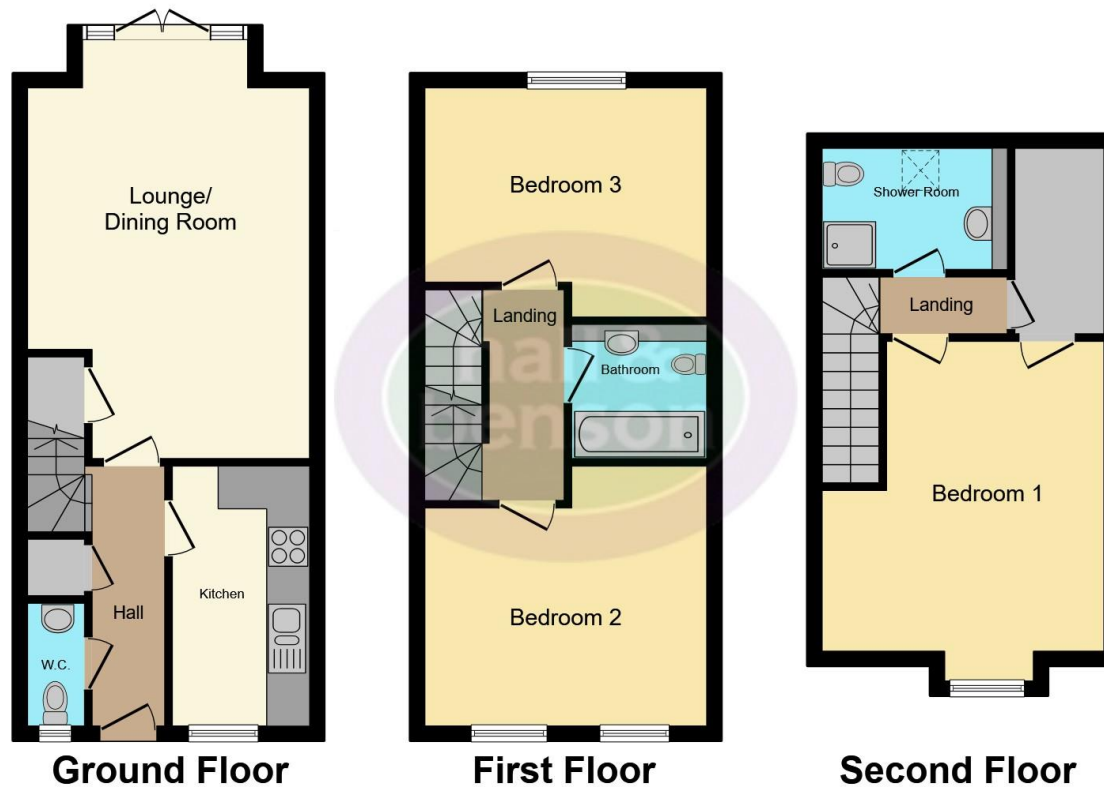
Second Floor Shower Room

With vinyl flooring, heated towel rail, window, walk in shower, low level W/C and wash hand basin.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Hall & Benson on

T 01332 607000
E spondon@hallandbenson.co.uk

Pinxton House 75 Sitwell Street Spondon
 DERBY DE21 7FH

EPC Rating: C

view this property online hallandbenson.co.uk/Property/SPD101837

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPD101837 - 0005