



366 Kedleston Road, Allestree Derby, DE22 2TF Offers Around £277,500

AVAILABLE WITH IMMEDIATE VACANT POSSESSION, is this traditional bay-windowed THREE-BEDROOMED SEMI-DETACHED residence, offering excellent potential for modernisation, refurbishment and structural extension, subject to requirements and obtaining the necessary approvals. The property enjoys a mature and popular residential location, set back from Kedleston Road, close to excellent local amenities, and Derby University.

Having the benefit of UPVC double glazing, the accommodation briefly comprises: -

GROUND FLOOR, enclosed Entrance Porch, Entrance Hall, Lounge, Dining Room, Kitchen, Rear Porch, and Store. FIRST FLOOR, landing, Three Bedrooms, and Bathroom. OUTSIDE, front garden, detached Single Garage, and mature rear garden. EPC E, Council Tax Band D.

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The Property

An exciting opportunity to acquire a traditional, bay-windowed semi detached property, providing scope for refurbishment and modernisation to individual taste, together with structural extension, subject to requirements and obtaining the usual planning and building regulation approvals. Comprising; enclosed entrance porch, entrance hall, two reception rooms, kitchen, rear porch, store, three bedrooms, bathroom, detached single garage, and front and rear gardens.

Location

The property enjoys a popular residential location, set back from Kedleston Road on a service road, and is close to highly regarded primary and secondary schools, together with the Park Farm shopping centre and amenities to include; day-to-day shopping, doctors and dentist surgeries, public houses, eateries, places of worship, and leisure facilities. The property is within minutes walking distance of the nearby Markeaton Park and Derby University. The A38 is just a short drive away, which affords access to the A52, and A50, together with the M1 motorway for commuting further afield.

Directions

When leaving Derby city centre by vehicle, proceed along Kedleston Road heading for Allestree, and after passing Markeaton Park on the left-hand side, turn right into Birchover Way, before turning immediately left into the service road to find the property on the righthand side.

Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13375.

Accommodation

Having the benefit of UPVC double glazing, the detailed accommodation comprises: -

GROUND FLOOR

Enclosed Entrance Porch

Having UPVC double glazed entrance door, and UPVC double glazed door opening to the: -

Entrance Hall

Having UPVC double glazed side window, and stairs to the first floor with understairs pantry.

Front Lounge

4.09m x 3.63m max (13'5" x 11'11" max)

Measurements are 'maximum into bay'.

Having UPVC double glazed bay window to the front, and wall-mounted gas fire (NOT TESTED).



Rear Dining Room

3.91m x 3.33m (12'10" x 10'11")

Having briquette fireplace and tiled hearth and fitted gas fire (NOT TESTED), and UPVC double glazed window to the rear.



Kitchen

2.74m x 2.26m (9'0" x 7'5")

Having fitments comprising; one double base unit, two single base units, one double wall unit, and two single wall units, together with stainless steel sink unit with single drainer, work surface area with tiled splashback, tiled floor, UPVC double glazed side window, and UPVC double glazed door to the rear.

Rear Porch

Having brick store off.

FIRST FLOOR

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Landing

Having UPVC double glazed window, built-in airing cupboard housing the hot water cylinder, together with access to the loft space.

Front Bedroom One

4.27m x 3.61m max (14'0" x 11'10" max)

Measurements are 'maximum into bay'.

Having UPVC double glazed bay window to the front, and tiled fireplace and hearth.



Bedroom Two

3.91m x 3.33m (12'10" x 10'11")

Having UPVC double glazed window.



Bedroom Three

2.74m x 2.26m (9'0" x 7'5")

Having UPVC double glazed window.



Bathroom

2.13m x 1.96m (7'0" x 6'5")

Having suite comprising; low-level WC, pedestal wash hand basin, and panelled bath, together with half-tiled walls, and UPVC double glazed window.

OUTSIDE

Front Garden

Having lawn, and flower borders, and driveway to the rear to the: -

Detached Single Garage

Of concrete-sectional construction.

Rear Garden

Mature rear garden, enclosed by fencing, having patio area, lawn, and flower borders.

ADDITIONAL INFORMATION

Tenure

We understand the property is held freehold, with vacant possession provided upon completion.

Do you need a Survey?

If you are not buying one of our properties, but need a valuation, please contact our offices for further information and advice on 01332 296396. We offer a range of surveys and valuations to cover all house types.

Anti-Money Laundering (AML) Regulations

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

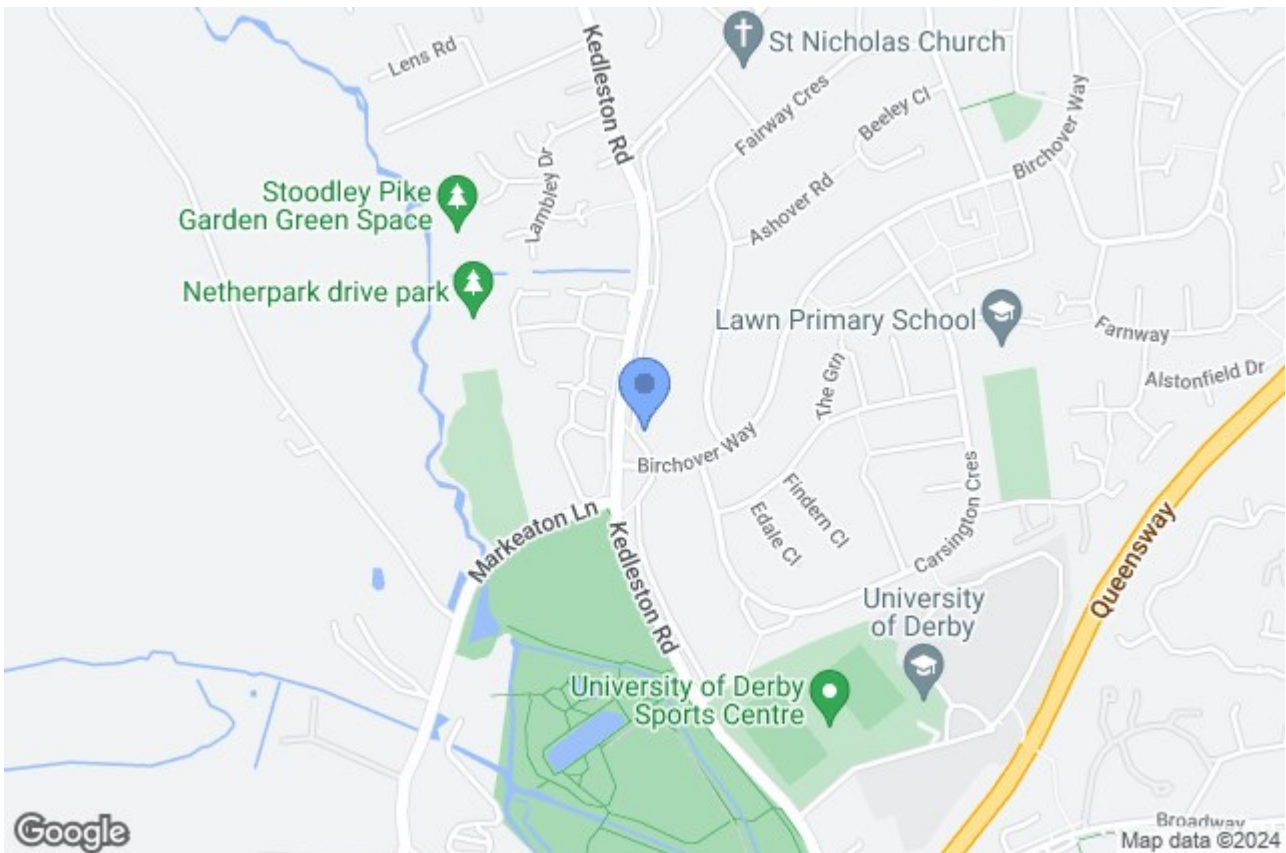
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

REF: R13375

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(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			
England & Wales		EU Directive 2002/91/EC	



PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought.

All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors.

All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is accepted for any errors or omissions.

