

# GADSBY NICHOLS



## 81 Palmerston Street, Derby, DE23 6PF Offers Around £255,000

A SPACIOUS, STRUCTURALLY EXTENDED, FOUR-BEDROOMED SEMI-DETACHED residence, enjoying a well-established and popular residential location. The property is available with IMMEDIATE VACANT POSSESSION, and having the benefit of gas central heating, and UPVC double glazing, the accommodation briefly comprises: -

GROUND FLOOR, open Entrance Porch, Entrance Hall, Cloaks/WC, front Lounge, Dining Room, Breakfast Room, Kitchen with Dining Area off, and Utility Room. FIRST FLOOR, landing, Four Bedrooms, Bathroom, and separate Shower Room. OUTSIDE, foregarden, long rear garden, and large Detached Garage accessed from the rear service road. EPC D (2022), Council Tax Band C.

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## 81 Palmerston Street, , Derby, DE23 6PF

### The Property

A traditional, bay-windowed semi-detached property, which has been structurally extended to the rear, to afford an extremely spacious Family Home. The property is in need of some upgrading, but has the benefit of being available with immediate vacant possession. The accommodation comprises; entrance porch entrance hall, cloaks/WC, three reception rooms, kitchen, dining area, utility room, four bedrooms, bathroom, shower room, foregarden, rear garden, and large garage.



### Location

The property enjoys a well-established residential location, within the catchment area of Littleover Secondary School, yet is convenient for local amenities and Derby city centre. Ease of access is afforded to the A38 and A50 for commuting throughout the region.

### Directions

When leaving Derby city centre by vehicle, proceed south along Abbey Street, and at the traffic lights at the top turn right onto Burton Road, before turning left into Vicarage Avenue, and immediately right into Whitaker Road and in turn proceeding into Carlton Road, before turning left into Palmerston Street.

### Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13368.

### Accommodation

Having the benefit of gas central heating, and UPVC double glazing, the detailed accommodation comprises: -

#### GROUND FLOOR

##### Open Entrance Porch

Having UPVC double glazed entrance door opening to the: -

##### Entrance Hall

Having central heating radiator, and stairs to the first floor.

##### Cloaks/WC

Having suite comprising; low-level WC, and corner pedestal wash hand basin with tiled splashback, together with UPVC double glazed window.

##### Front Lounge

3.96m x 3.91m plus (13'0" x 12'10" plus)

Measurements are 'plus bay window'.

Having wide UPVC double glazed bay window to the front, fire surround with fitted log-effect gas fire (NOT TESTED), and two central heating radiators.



##### Dining Room

4.11m x 3.05m (13'6" x 10'0")

Having UPVC double glazed French door and side window, and central heating radiator.



##### Breakfast Room

3.63m x 3.05m (11'11" x 10'0")

Having UPVC double glazed window, and central heating radiator.



## 81 Palmerston Street, , Derby, DE23 6PF

### Kitchen

3.30m x 3.05m (10'10" x 10'0")

Having a range of oak-effect fittings comprising; four double base units, and five single wall units, together with ample work surface areas with tiled splashbacks, stainless steel sink unit with single drainer, UPVC double glazed window to the rear, central heating radiator, and main wall-mounted gas central heating boiler providing domestic hot water and central heating.



### Dining Area

3.25m x 2.06m (10'8" x 6'9")

Having UPVC double glazed French doors to the rear garden.



### Utility Room

1.88m x 1.45m (6'2" x 4'9")

Having central heating radiator, and extractor fan, and UPVC double glazed secondary entrance door to the front,.

## FIRST FLOOR

### Landing

Having access to the loft space, which has a Velux double glazed rooflight, and offers the potential for conversion into further accommodation, if so required and subject to obtaining the usual planning and building regulation approvals.

### Front Bedroom One

3.96m x 3.94m (13'0" x 12'11")

Having UPVC double glazed window, and central heating radiator.

### Rear Bedroom Two

4.11m x 3.18m (13'6" x 10'5")

Having UPVC double glazed window, and central heating radiator.

### Bedroom Three

3.33m x 3.02m plus (10'11" x 9'11" plus)

Measurements are 'plus door recess'.

Having UPVC double glazed window, and central heating radiator.

### Bedroom Four/Study

2.77m x 1.80m (9'1" x 5'11")

Having UPVC double glazed window, and central heating radiator.

### Family Bathroom

2.26m x 2.21m max (7'5" x 7'3" max)

Having modern white suite comprising; low-level WC, pedestal wash hand basin, and panelled bath with electric shower over, together with central heating radiator, UPVC double glazed window, and built-in airing cupboard housing the hot water cylinder.



### Separate Shower Room

1.80m x 1.70m max (5'11" x 5'7" max)

Having white suite comprising; low-level WC, pedestal wash hand basin, and shower cubicle with electric shower unit, together with part-tiled walls, UPVC double glazed window, and central heating radiator.

## OUTSIDE

## 81 Palmerston Street, , Derby, DE23 6PF

### Foregarden

Set behind low brick walling.

### Long Rear Garden

Mature rear garden, having lawns, and flower and shrub borders.



### Large Detached Garage

8.84m x 4.70m (29'0" x 15'5")

Accessed from the rear service road.

### ADDITIONAL INFORMATION

#### Tenure

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

#### Note to Purchasers

When sold, this property will be subject to an overage/uplift clause, or similar, for any additional dwelling constructed on the site.

#### 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: -

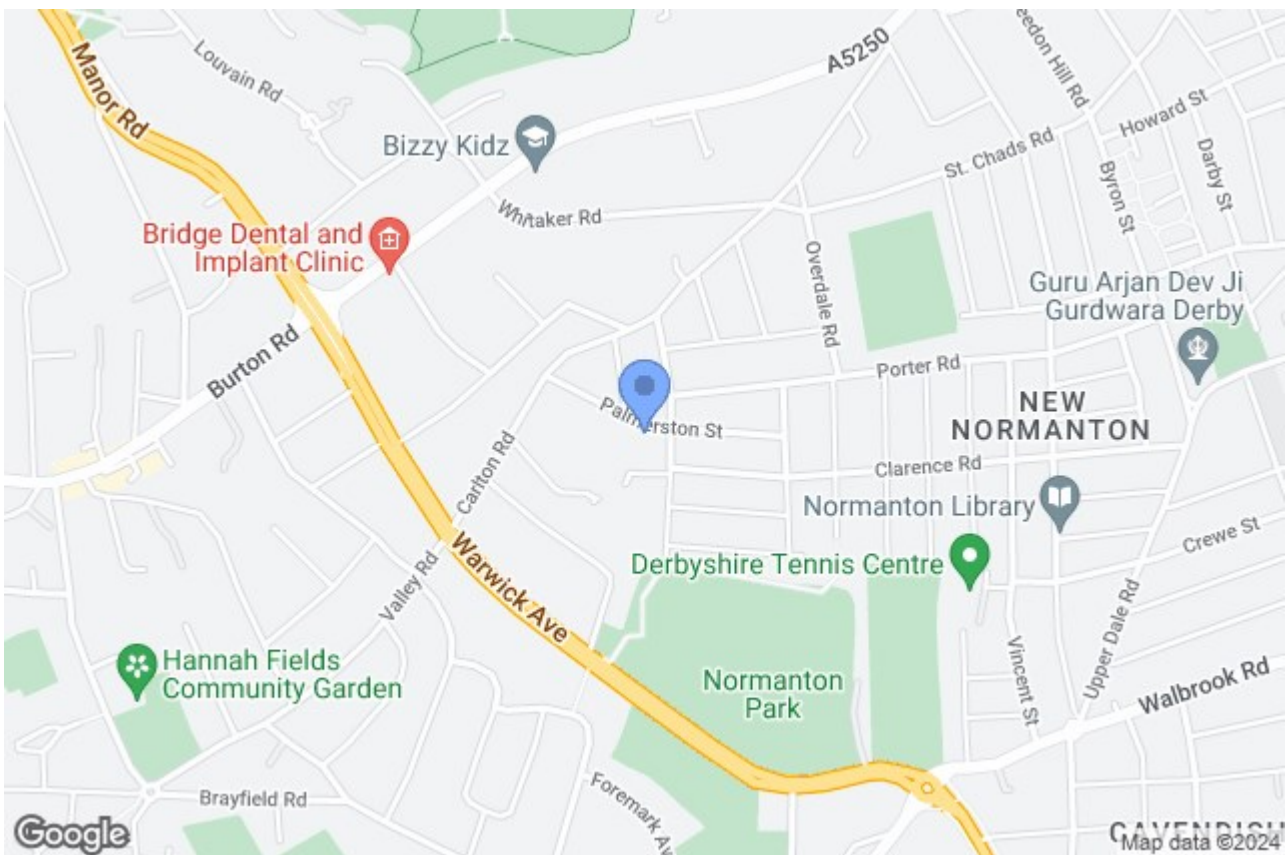
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, 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: R13368**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>80</b>
	<b>61</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.

