



**GADSBY
NICHOLS**

Wheel Cottage 12 The Green, Aston-On-Trent, Derby, DE72 2AA

£270,000

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A COMPETITIVELY-PRICED DELIGHTFUL, CHARACTER END-TERRACED COTTAGE, set within the Conservation Area in the sought-after Village location of Aston-on-Trent. Requiring early internal inspection to be fully appreciated, the delightful accommodation retains many character features, and has been the subject of further improvement by the current vendors. Having the benefit of gas central heating, the accommodation briefly comprises: -

GROUND FLOOR, Entrance Hallway, beamed Sitting Room, beamed Kitchen with a range of fitments, Rear Hall, rear Sitting/Garden Room, and modern Bathroom. FIRST FLOOR, landing, and Two Bedrooms. OUTSIDE, cottage-style rear garden affording a high degree of privacy. EPC D, Council Tax Band B.

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THE PROPERTY

EARLY INTERNAL INSPECTION OF THIS CHARACTER COTTAGE IS HIGHLY RECOMMENDED.

A superb character end-terraced Cottage, which has been the subject of extensive improvement over recent years, yet with the retention of many character features. The property is delightfully presented and warrants early inspection. The accommodation comprises; entrance hallway, with front sitting room, dining kitchen, rear hall, second reception/garden room, bathroom, two bedrooms, and pleasant cottage-style rear garden, affording a high degree of privacy.

LOCATION

The property is situated close to the heart of the sought-after South Derbyshire village of Aston-on-Trent, within the village conservation area. Aston-on-Trent is situated approximately eight-miles south-east of the City of Derby, and is within minutes driving distance of East Midlands International Airport, together with the M1 motorway and the A50 for commuting further afield. Aston-on-Trent is a Quintessential English Village, with Church, Store and Post Office, two Public Houses/Restaurants, and highly regarded Primary School.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed on the A6 London Road, continuing through Alvaston and on leaving Alvaston, at the traffic island, continue straight across still on the A6 London Road towards Shardlow before turning right signposted for Aston-on-Trent. On entering the Village turn left into The Green following the road round to the right, and after passing The Malt Shovel public house and restaurant, the Cottage can be found on the left-hand side clearly identified by our for sale board, opposite the Methodist Church.

VIEWINGS

Strictly by prior appointment with the Agents, Gadsby Nichols. REF: R13404.

ACCOMMODATION

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

GROUND FLOOR

ENTRANCE HALL

Having front entrance door with inset double glazed panel, beamed ceiling, and stripped pine latch-door opening to the: -

SITTING ROOM

4.06m x 3.78m (13'4" x 12'5")



Having beamed ceiling, feature fireplace with tiled hearth and fitted log-burner, UPVC multi-pane double glazed window to the front with slatted shutters, central heating radiator, three wall-light points, and stripped pine latch-door opening to the: -



DINING KITCHEN

3.68m x 2.97m (12'1" x 9'9")



Having fittings comprising; one double corner base unit, one double base unit, three single base units, drawers, two double wall units, and two single wall units, together with integrated electric hob with extractor hood and light over, integrated double oven, fitted wine rack, natural-wood work surface

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areas with tiled splashbacks, period-style central heating radiator, UPVC double glazed window with slatted shutters, tiled floor, understairs store cupboard, exposed beamed ceiling, and stripped-pine latch-door opening to the: -



REAR HALL

Having tiled floor, stairs to the first floor, and stripped-pine latch-door opening to the bathroom and:

SECOND RECEPTION/GARDEN ROOM

3.51m x 2.18m (11'6" x 7'2")



Having UPVC multi-pane double glazed double French doors and windows to the rear, beamed ceiling, tiled floor, central heating radiator, and two wall light points.



BATHROOM



Having modern white suite of panelled bath with shower mixer taps, pedestal wash hand basin, and low-level WC, together with heated chrome towel rail, concealed lighting, extractor fan, and replacement flooring.



FIRST FLOOR

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LANDING

Having stripped pine latch-doors to the bedrooms, and access to the loft space by way of an aluminium loft ladder.

BEDROOM ONE

3.61m x 3.48m max (11'10" x 11'5" max)



Having UPVC double glazed window to the front, two built-in double wardrobes, dressing table and drawers, and central heating radiator.



BEDROOM TWO

3.68m x 2.90m (12'1" x 9'6")



Having UPVC multi-pane double glazed window to the rear, picture railing, central heating radiator, and built-in double airing cupboard housing the wall-mounted Baxi gas-fired combination boiler providing domestic hot water and central heating.

OUTSIDE

REAR GARDEN



Pleasant cottage-style, easily-maintained rear garden, having patio area, further brick-set patio area, well-stocked shrub borders, and garden shed with power and light.



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.

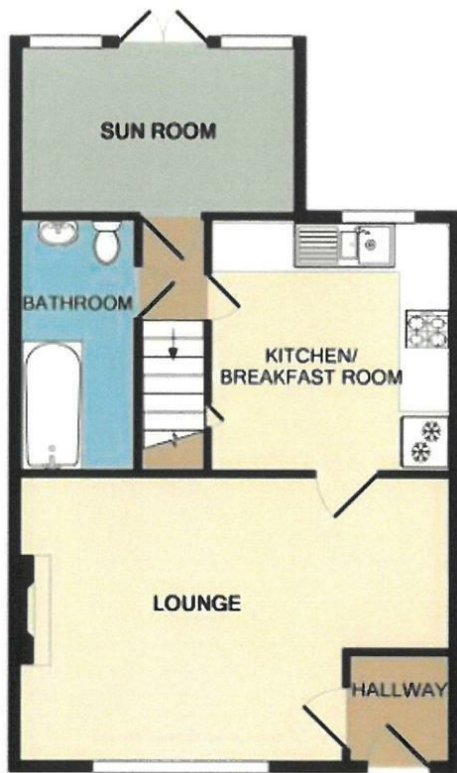
We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

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

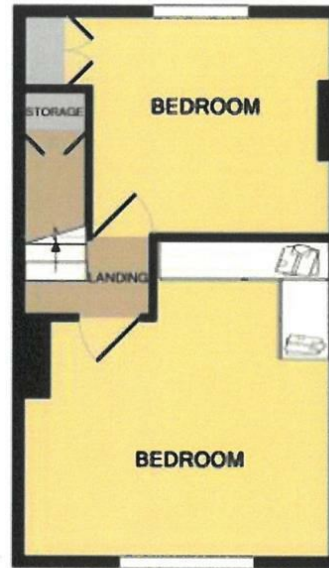
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill,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

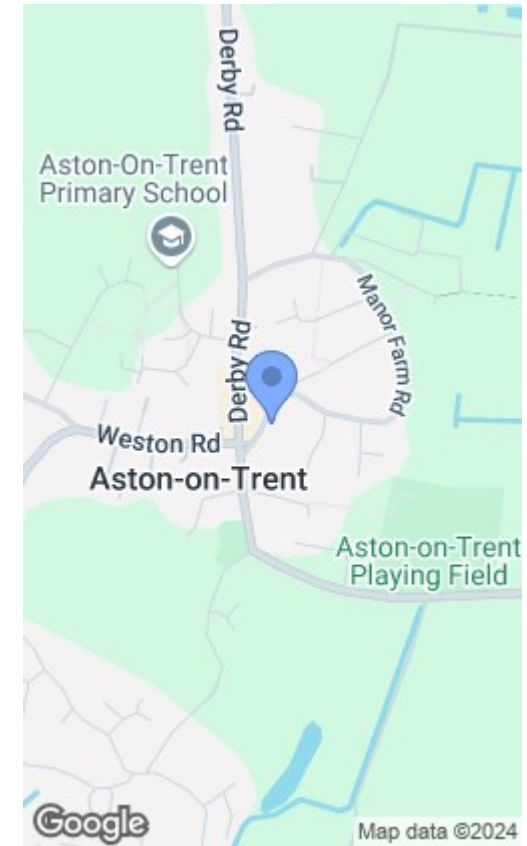
REF: R13404



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	85		
64			

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 taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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