



## 139 Nottingham Road, Derby, DE21 6AN Offers Over £110,000

A COMPETITIVELY PRICED, TRADITIONAL, PASSAGED, TWO-DOUBLE-BEDROOMED MID-TERRACED residence, in a well-established location, within walking distance of Derby city centre, and local amenities. Being ideal for first time buyer(s) and/or investors, the property is available with IMMEDIATE VACANT POSSESSION. Having the benefit of gas central heating, and UPVC double glazing, the accommodation briefly comprises: -

GROUND FLOOR, Entrance Hall, front Lounge, separate rear Dining Room, and Kitchen. FIRST FLOOR, passaged landing, Two Double Bedrooms, and Bathroom. OUTSIDE, rear yard, and rear garden incorporating Two Brick Stores. EPC D, Council Tax Band A.

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### The Property

A traditional mid-terraced residence, which has seen improvement over recent years, together with a recently redecorated interior. This affordable home is ideal for the first time buyer(s) or even investor(s), and is available with immediate vacant possession. The accommodation comprises; entrance hall, two reception rooms, kitchen, passaged landing, two double bedrooms, bathroom, small rear yard, and rear garden with two brick stores.



### Location

The property is situated close to Derbyshire Cricket Ground and the Pentagon traffic island, within walking distance of the city centre, and local amenities available within Chaddesden. Ease of access is afforded to the A52, and A38 for commuting throughout the region.

### Directions

When leaving Derby city centre by vehicle, proceed from the ring road at the Pentagon traffic island on the old Nottingham Road towards Chaddesden, to then find the property on the lefthand side immediately after St. Marks Road.

### Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13416.

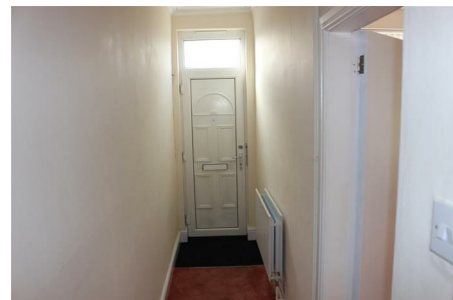
### Accommodation

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

#### GROUND FLOOR

##### Entrance Hall

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



##### Front Lounge

3.63m x 3.28m (11'11" x 10'9")

Having UPVC double glazed window, fitted wall-mounted pebble-effect fire, central heating radiator, and meter cupboard.



##### Rear Dining Room

4.09m x 3.35m (13'5" x 11'0")

Having UPVC double glazed window, central heating radiator, and built-in cupboards.



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### Kitchen

3.02m x 2.29m (9'11" x 7'6")

Having fitments incorporating; one double base unit, and two single base units, together with stainless steel sink unit with single drainer, work surface area, plumbing for automatic washing machine, central heating radiator, understairs store, UPVC double glazed window, UPVC rear door, and Baxi wall-mounted gas-fired combination boiler providing domestic hot water and central heating.



### FIRST FLOOR

#### Passaged Landing

Having central heating radiataor, and built-in cupboard.

#### Front Bedroom One

4.47m x 3.66m (14'8" x 12'0")

Having two built-in double wardrobes with top cupboards, stripped pine door, UPVC double glazed window, and central heating radiator.



#### Rear Bedroom Two

4.11m x 2.87m (13'6" x 9'5")

Having period cast-iron fire surround, stripped pine door, UPVC double glazed window, and central heating radiator.



### Bathroom

3.00m x 2.29m (9'10" x 7'6")

Having white suite incorporating; panelled bath with tiled surround and triton electric shower unit, low-level WC, and pedestal wash hand basin with tiled splashback, together with built-in cupboard, UPVC double glazed window, and central heating radiator.



### OUTSIDE

#### Rear Yard

Small enclosed rear yard, with gate leading to the: -

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### Rear Garden

Mature rear garden, having lawns, borders, and two brick stores/outbuildings.



### 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: -

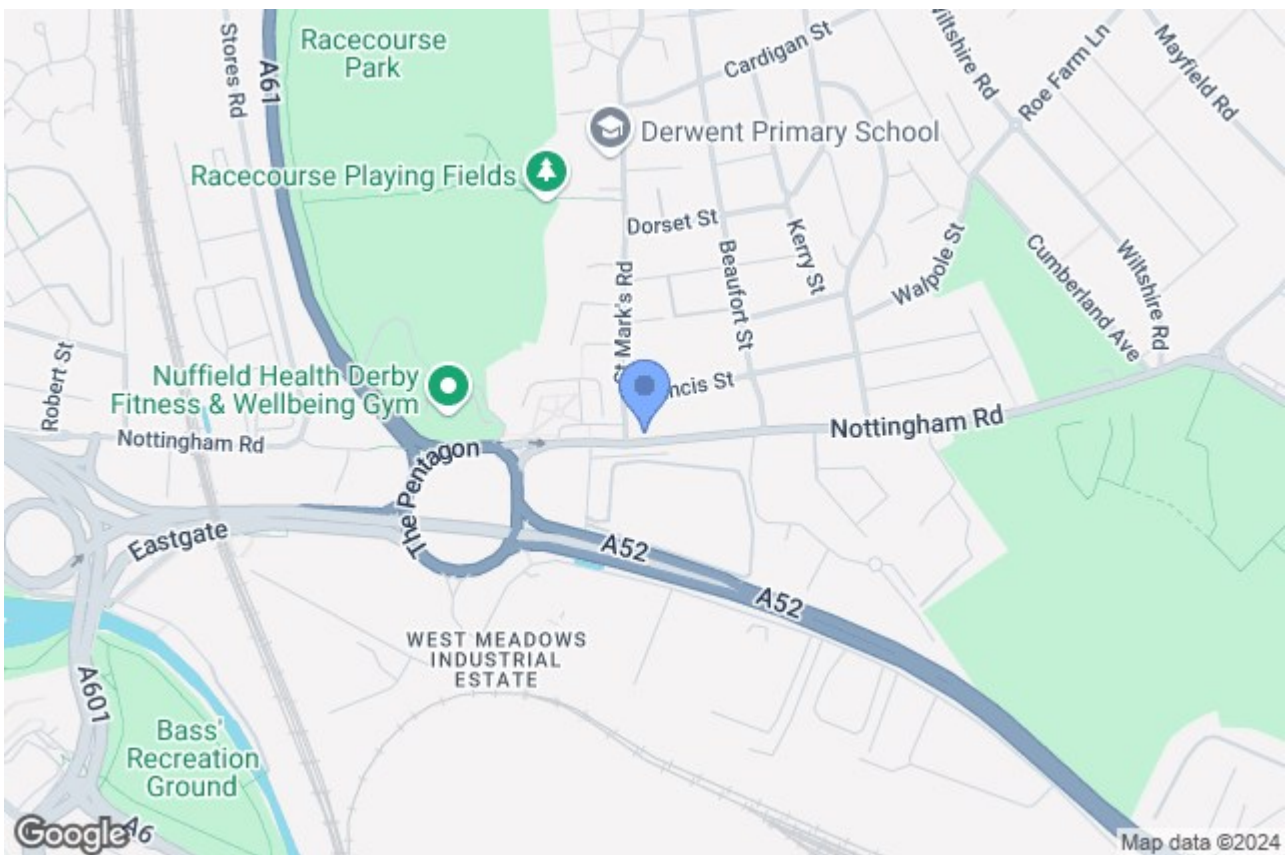
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, 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: R13416**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.



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