



GADSBY
NICHOLS

215 Derby Road, Chellaston, Derby, DE73 5SE
Offers Around £295,000

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AN EXCELLENT OPPORTUNITY TO ACQUIRE A SEMI-DETACHED PROPERTY, WHICH INCORPORATES A SMALL SHOP to the front, with refurbished living accommodation to the rear and above, in a prominent main road location, on the fringe of the popular suburb of Chellaston, well served by local amenities. The property is ideally suited for a small business with superbly appointed owners living accommodation. The property benefits from gas central heating, UPVC double glazing, and solar panels, and briefly comprises: -

GROUND FLOOR, front lock-up shop, cloaks/WC, utility room, excellent modern dining kitchen with integrated appliances, and rear lounge. FIRST FLOOR, landing, main bedroom with modern ensuite shower room, a further two well-proportioned bedrooms, and modern bathroom. OUTSIDE, foregarden with driveway to the side, enclosed rear garden, and parking. EPC D, Council Tax Band A.

Part of the rear garden, to include the detached annex, is excluded from the sale, but is available by way of separate negotiation.

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THE PROPERTY

An excellent and rare opportunity for prospective purchasers to run a small business from the front shop, such as a hairdressers, clinic, dog grooming, or beauticians, etc., together with the benefit of adjoining and spacious residential accommodation, which has been extensively refurbished in recent years. Early internal inspection is highly recommended to be fully appreciated.

At present, the front shop has a commercial use, with a current rateable value of £3,550 (three thousand, five hundred and fifty pounds). However, subject to planning, this could be reconverted back to a front living room, which would result in a spacious family home comprising; two reception rooms, dining kitchen, three bedrooms, ensuite, and main bathroom.

NOTE TO PURCHASERS

Part of the rear garden and the detached annex are excluded from the sale, but can be purchased by separate negotiation, with the annex affording dependent relative accommodation or similar, incorporating; entrance conservatory, living dining kitchen, conservatory double bedroom with ensuite shower room, and workshop.

LOCATION

The property enjoys a popular and well-established residential location, within easy access of a range of amenities available within Chellaston and the nearby Shelton Lock, to include; day-to-day shopping, supermarkets, doctors and dentist surgeries, places of worship, hair and beauty salons, public houses, eateries, and schooling, together with regular bus services to Derby city centre. Ease of access is also afforded to the A50 for commuting throughout the region.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed along Osmaston Road, continuing through Allenton and Shelton Lock on Chellaston Road, which continues into Derby Road, then after passing The Bridge Inn on the righthand side, the property can be found a little further along, also on the righthand side.

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13419.

ACCOMMODATION

Having the benefit of gas central heating, UPVC double glazing, and solar panels which provide an additional form of electricity supply, the detailed accommodation comprises: -

GROUND FLOOR

FRONT SHOP

5.16m max, 4.19m min x 3.61m (16'11" max, 13'9" min x 11'10")



Measurements are '16'11" maximum, 13'9" minimum x 11'10"/5.16m maximum, 4.19m minimum x 3.61m'.

Having UPVC double glazed front entrance door, UPVC double glazed front window, and further UPVC double glazed door to the side.

CLOAKS/WC

Having white suite comprising; low-level WC, and wash hand basin in vanity unit, together with ladder-style heated towel rail.

UTILITY ROOM

1.83m x 1.32m (6'0" x 4'4")

Providing a walk-through to the main accommodation, and having fitments comprising two double wall units, work surface area with appliance space under, and plumbing for automatic washing machine.

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EXCELLENT DINING KITCHEN

6.60m x 3.58m (21'8" x 11'9")



Comprising: -

DINING AREA



Having UPVC double glazed side French door, pine staircase to the first floor, and opening to the: -

KITCHEN AREA



Having a range of modern, stylish cream fittings comprising; one double base unit, two single base units, one curved single base unit, drawers, one double wall unit, two single wall units, and one curved single wall unit, together with integrated appliances to include; stainless steel electric double oven, microwave, larder fridge, and electric hob with extractor hood over, with natural-wood work surface areas, separate breakfast bar island with natural-wood work surface and inset stainless steel sink unit with single drainer, four single curved base units, one single base unit, and integrated dishwasher, UPVC double glazed window, central heating radiator, and ten ceiling downlights.

REAR LOUNGE

4.09m x 3.58m (13'5" x 11'9")



Having UPVC double glazed sliding patio doors to the garden, laminate flooring, fire surround with fitted coal and log-effect electric stove, central heating radiator, and two wall light points.



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FIRST FLOOR

LANDING

Having modern, contemporary central heating radiator.

FRONT BEDROOM ONE

3.89m x 3.38m plus lobby (12'9" x 11'1" plus lobby)



Measurements are 'plus the lobby area'. Having UPVC double glazed window, Velux double glazed rooflight, and central heating radiator.

LOBBY AREA

Having pine doors to the landing, and ensuite.

ENSUITE SHOWER ROOM

2.44m x 1.70m (8'0" x 5'7")



Having modern white suite comprising; low-level WC with concealed cistern, wash hand basin in vanity unit with drawers under, and corner quadrant shower cubicle, together with UPVC double glazed window, modern contemporary central heating radiator, and four ceiling downlighters.

REAR BEDROOM TWO

3.66m x 3.20m plus recess (12'0" x 10'6" plus recess)



Measurements are 'plus the recessed area'. Having hanging rail to the recess, laminate flooring, central heating radiator, two ceiling downlighters, and UPVC double glazed windows to the side and rear.

BEDROOM THREE

3.48m x 2.90m max (11'5" x 9'6" max)

Having laminate flooring, central heating radiator, and UPVC double glazed window.

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MAIN BATHROOM

3.15m x 1.68m (10'4" x 5'6")



Having modern white suite comprising; panelled bath, wash hand basin in vanity unit with cupboards and drawers under, low-level WC, and walk-in shower enclosure with rain and handheld shower fittings, together with part-tiled walls, UPVC double glazed window, extractor fan, and deep heated chrome towel rail.

OUTSIDE

FOREGARDEN

Having forecourt area with railing, with shared side driveway and double gates to the rear. The shared driveway will remain shared to allow access to the rear annex, which is not included in the sale.

REAR GARDEN



Having raised timber decking area, flower and shrub borders, and is enclosed by fencing.

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.

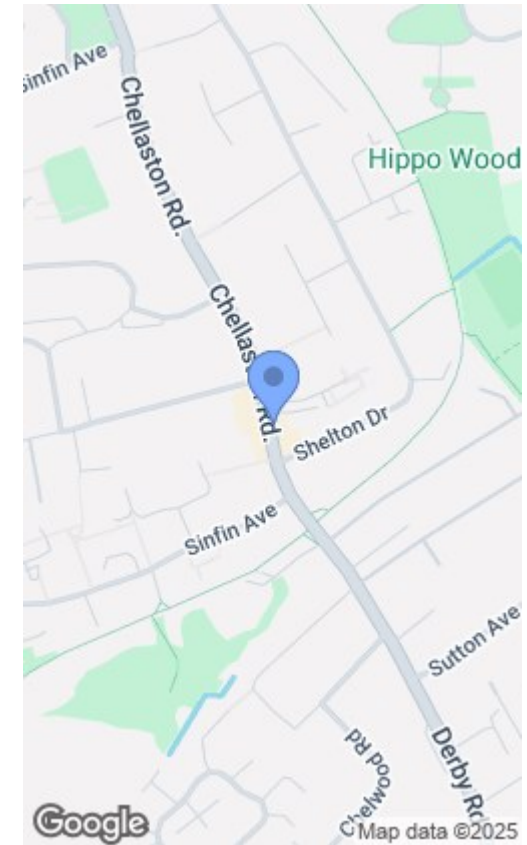
We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

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: R13419



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (91-100) A (81-90) B (69-80) C (55-68) D (39-54) E (21-54) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (1-10) A (11-20) B (21-30) C (31-40) D (41-50) E (51-60) F (61-70) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		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 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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