



GADSBY
NICHOLS

22 Northacre Road, Oakwood, Derby, DE21 2TN
£191,000

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A MODERN, WELL-APPOINTED TWO-DOUBLE-BEDROOMED SEMI-DETACHED residence, enjoying a mature and sought-after residential location in the suburb of Oakwood, convenient for local amenities. The property has seen much improvement in recent years, and early internal inspection is recommended to be fully appreciated. Having the benefit of gas central heating and UPVC double glazing, the accommodation briefly comprises: -

GROUND FLOOR, canopy entrance porch, entrance hall, fitted kitchen, and good-sized lounge dining room. FIRST FLOOR, landing, two double bedrooms, both with fitted wardrobes, and refitted bathroom with modern white suite. OUTSIDE, front garden, side driveway affording three tandem car standing spaces, and enclosed rear garden. EPC D, Council Tax Band A.

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THE PROPERTY



A modern semi-detached residence, which has seen further improvement in recent years to include; refitting of the bathroom, extensive replacement of UPVC double glazing, and UPVC fascias and guttering, to name but a few. As a result, early internal inspection is highly recommended. The property is considered ideal for first time buyers, and comprises; canopy entrance porch, entrance hall, compact fitted kitchen, generous rear lounge dining room, two double bedrooms, bathroom, front garden, driveway parking, and enclosed rear garden.



LOCATION

The property enjoys a mature residential location, in the popular suburb of Oakwood within easy access of local amenities, as well as Derby city centre, and open countryside. There are good road communications providing access to the A38, and A52 for commuting further afield.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed along the A608 Mansfield Road, and on reaching Breadsall Hilltop turn right into the Oakwood development on Bishops Drive, proceeding along Bishops Drive for approximately 1-mile, on reaching the Oakwood District shopping centre on the righthand side, turn left into Springwood Drive, passing Oakwood Park on the right and Parkview Primary School on the left, before turning right into Northacre Road.

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13430..

ACCOMMODATION

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

GROUND FLOOR

CANOPY ENTRANCE PORCH

Having double glazed entrance door opening to the: -

ENTRANCE HALL

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

FRONT KITCHEN

2.74m x 1.75m (9'0" x 5'9")



Of a compact design, typical of this age and style of property, having a range of fitments incorporating; three single base units, and three single wall units, together with work surface areas with tiled splashbacks, UPVC double glazed window, stainless steel sink unit with single drainer, plumbing for automatic washing machine, and electric cooker point.

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REAR LOUNGE DINING ROOM

4.55m x 3.61m (14'11" x 11'10")



Of a generous size, having laminate flooring, dado rail to the walls, two central heating radiators, understairs store, and UPVC double glazed sliding patio doors to the rear garden.



FIRST FLOOR

LANDING

Having access to the insulated loft space.

REAR BEDROOM ONE

3.02m x 2.51m plus (9'11" x 8'3" plus)



Measurements are 'plus wardrobe recess'. Having full-width fitments incorporating; double wardrobes, and shelving, together with UPVC double glazed window, and central heating radiator.



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FRONT BEDROOM TWO

2.79m x 2.74m plus (9'2" x 9'0" plus)



Measurements are 'plus wardrobe recess'. Having fitments incorporating; built-in double wardrobes, together with UPVC double glazed window, central heating radiator, and built-in airing/boiler cupboard housing the modern wall-mounted boiler providing domestic hot water and central heating.



BATHROOM



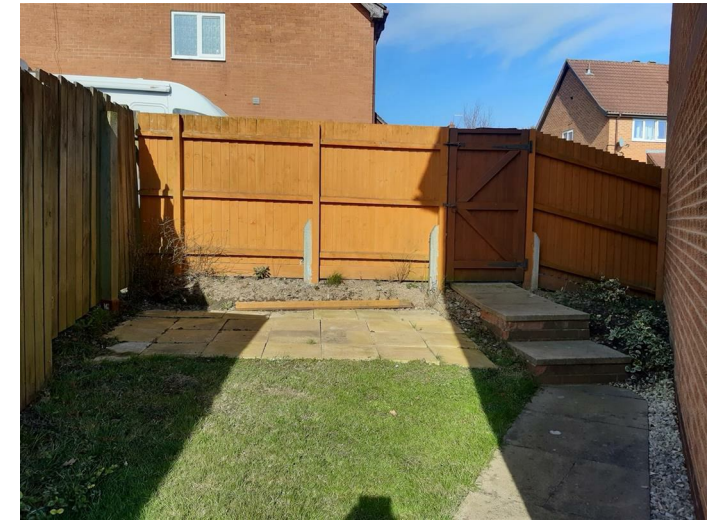
Having been refitted with modern white suite incorporating; low-level WC, pedestal wash hand basin, and panelled bath with electric shower unit over, together with UPVC double glazed window, central heating radiator, and part-tiling.

OUTSIDE

FRONT GARDEN

Having lawn, and tarmac driveway to the side affording triple tandem car standing spaces.

REAR GARDEN



Enclosed by fencing for privacy, having paved patio, lawn, shrub and flower borders, and gate providing access to a parking area.



ADDITIONAL INFORMATION

TENURE

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

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.

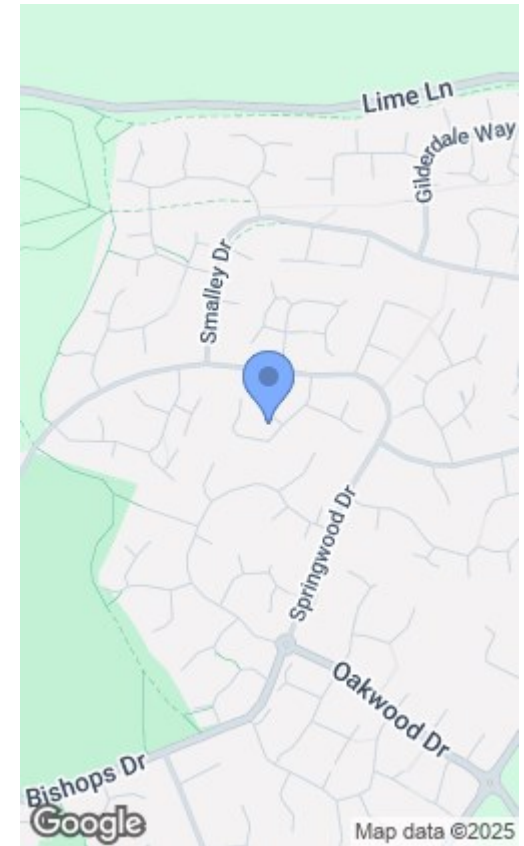
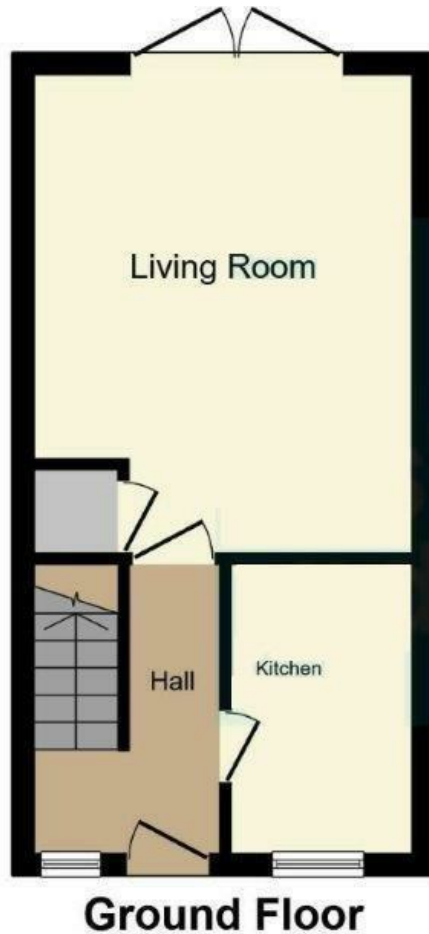
We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

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: R13430



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(91-100) A		(81-101) A	
(81-90) B		(69-80) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(11-20) F	
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Gadsby Nichols
21 Iron Gate
Derby DE1 3GP

Residential
01332 296 396
enquiries@gadsbynichols.co.uk

Commercial
01332 290 390
commercial@gadsbynichols.co.uk

www.gadsbynichols.co.uk