



## 114 & 116 Uttoxeter New Road, Derby, DE22 3JB £795,000

AN EXCITING INVESTMENT OPPORTUNITY, to acquire two substantial, three-storey Villa-style residences, within walking distance of the city centre and amenities, and on the main bus route to the Royal Derby Hospital. The properties have been subject to an extensive refurbishment scheme in recent years, and all have double glazing, and either gas or electric central heating. Each property provides THREE, ONE-BEDROOMED FLATS, on three floors, with a further TWO, TWO-STOREY MAISONNETTES, to the rear, which have a Sudbury Street address. All EIGHT FLATS have; entrance hall, open-plan modern living dining kitchen, double bedrooms, and either shower room or bathroom. To the front is a foregarden, laid mainly to gravel, and side access off Sudbury Street to three parking spaces, and brick bike and bin store. EPCs B or C, Council Tax Bandings A & tbc

## 114 & 116 Uttoxeter New Road, , Derby, DE22 3JB

### The Properties

The two properties Killiney, being 114 Uttoxeter New Road, a three-storey end-terraced Villa, with the adjoining property known as Glen Moy, being 116 Uttoxeter New Road, a three-storey mid-terraced Villa. Within each of these properties are three, one-bedroomed flats one each floor, served off a communal entrance vestibule and hall, together with a basement cellar to both, and all having either gas or electric central heating, and double glazing. To the rear of the properties there are two, two-storey maisonettes, both with gas central heating, double glazing, and security alarm, and both comprising; entrance hall with study area, modern living dining kitchen, and to the first floor a double bedroom, and either shower room or bathroom. To the front is a deep garden area laid mainly to gravel, with side vehicular access to the rear, with small garden areas, three car standing spaces, and bin/bike store.



The properties were converted into flats in 2010, to an extremely high specification, and have been maintained to the same standard over the interim years, with early internal inspection highly recommended.

The properties currently produce an income in the region of £60,000 (sixty thousand pounds) per annum. However, a number of the monthly rentals are historically low, and there is scope for rental increase. The flats are all let exclusive, with the tenants responsible for council tax, gas, electric, and water. We understand that all flats are separately metered, and during the recent refurbishment, additional specifications included insulated walls, and acoustic insulation.

### Location

These impressive Villa-style residences are within easy walking distance of Derby city centre and amenities, with the additional benefit of being on a regular bus route providing services to the Royal Derby Hospital. Ease of access is afforded to the ring road system, and onto the A38, A50, and A52 for commuting further afield.



### Directions

When leaving Derby city centre by vehicle, proceed along Uttoxeter New Road, and after passing Great Northern Road turning, the properties can be found on the righthand side.

### Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13447/R13448.

### Accommodation

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

#### GROUND FLOOR - 114 Uttoxeter New Road

##### Entrance Vestibule

Having main entrance door, leading to the: -

##### Entrance Hall

Having stairs to the first floor, and door to basement cellar.

#### FLAT ONE

##### Entrance Hall

Having private front door, central heating radiator, and intercom phone.



## 114 & 116 Uttoxeter New Road, , Derby, DE22 3JB

### Living Dining Kitchen

5.33m x 3.86m max (17'6" x 12'8" max)

Measurements are 'maximum into bay'.

Having UPVC double glazed bay window to the front, modern fitments to the kitchen incorporating; two single base units, drawers, and four single wall units, together with electric hob unit with stainless steel-and-glass canopy over incorporating extractor hood and light, integrated electric oven, work surface areas with tiled splashbacks, stainless steel sink unit with single drainer, central heating radiator, and wall-mounted gas-fired Ideal gas-fired combination boiler providing domestic hot water and central heating.



### Bedroom

3.58m x 2.84m (11'9" x 9'4")

Having central heating radiator, and UPVC double glazed double French doors to Juliet-style balcony.



### Shower Room

Having modern white sanitary ware comprising; low-level WC, pedestal wash hand basin, and wide shower cubicle with shower unit, together with heated chrome towel rail, and UPVC double glazed window.



## FIRST FLOOR - 114 Uttoxeter New Road

### Landing

Having stairs to the second floor.

## FLAT TWO

### Entrance Hall

Having front door, electric wall-mounted panel heater, and intercom phone to the ground floor entrance.

### Living Dining Kitchen

5.51m x 4.27m max (18'1" x 14'0" max)

Having three UPVC double glazed windows to the front, laminate flooring, two electric wall-mounted panel heaters, built-in airing cupboard housing the hot water cylinder, and fitments to the kitchen area incorporating; two single base units, drawers, and three single wall units, together with integrated electric hob with stainless steel-and-glass canopy over incorporating extractor hood and light, and integrated oven.



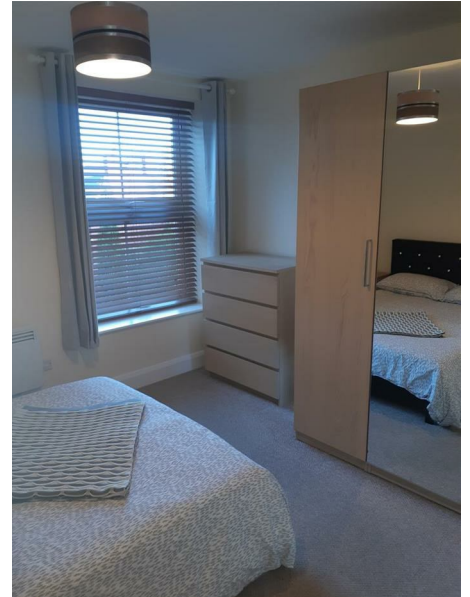
## 114 & 116 Uttoxeter New Road, , Derby, DE22 3JB



### Bedroom

3.61m x 2.90m (11'10" x 9'6")

Having UPVC double glazed window, and electric wall-mounted panel heater.



### Bathroom

2.34m x 1.68m max (7'8" x 5'6" max)

Having modern white sanitary ware comprising; low-level WC, pedestal was hand basin, and panelled bath with shower over, together with part-tiled walls, UPVC double glazed window, and heated electric towel rail.



## SECOND FLOOR - 114 Uttoxeter New Road

### Landing

Having Velux double glazed rooflight.

## FLAT THREE

### Entrance Hall

Having intercom phone to the ground floor entrance, and electric wall-mounted panel heater.

## 114 & 116 Uttoxeter New Road, , Derby, DE22 3JB

### Living Dining Kitchen

4.37m x 3.78m max (14'4" x 12'5" max)

Having two UPVC double glazed windows to the front, UPVC double glazed window to the side, electric wall-mounted panel heater, laminate flooring, and kitchen fitments comprising; three single base units, and three single wall units, together with stainless steel sink unit with single drainer, integrated electric hob with stainless steel-and-glass canopy over incorporating extractor hood and light, and electric oven.

### Bedroom

3.61m x 4.11m max (11'10" x 13'6" max)

Measurements are 'maximum into eaves'.

Having UPVC double glazed window, electric wall-mounted panel heater, and built-in airing cupboard housing a hot water cylinder.

### Shower Room

Having modern white sanitary ware comprising; low-level WC, pedestal wash hand basin, and corner quadrant shower cubicle with shower unit, together with Velux double glazed rooflight, part-tiled walls, and heated towel rail.

## GROUND FLOOR - 116 Uttoxeter New Road

### Communal Entrance Vestibule

Providing access to the: -

### Entrance Hall

Having stairs to the first floor, Minton tiled floor, and door to basement cellar.

## FLAT ONE

### Entrance Hall

Having front door, and central heating radiator.

### Living Dining Kitchen

5.61m x 3.89m max (18'5" x 12'9" max)

Measurements are 'maximum into bay'.

Having UPVC double glazed bay window to the front, laminate flooring, central heating radiator, and kitchen fitments comprising; two single base units, drawers, and four single wall units, together with integrated electric hob with stainless steel-and-glass canopy over incorporating extractor hood and light, integrated electric oven, stainless steel sink unit with single drainer, and wall-mounted Ideal gas-fired combination boiler providing domestic hot water and central heating.

### Bedroom

3.38m x 3.07m (11'1" x 10'1")

Having central heating radiator, and UPVC double glazed double French doors to Juliet-style balcony to the rear.

### Shower Room

Having white sanitary ware comprising; low-level WC, pedestal wash hand basin, and shower cubicle with shower unit, together with part-tiled walls, ceiling extractor fan and heated towel rail.

## FIRST FLOOR - 116 Uttoxeter New Road

### Landing

Having stairs to the second floor.

## FLAT TWO

### Entrance Hall

Having front door, electric panel heater, and intercom to the main entrance door.

### Living Dining Kitchen

5.31m x 4.52m max (17'5" x 14'10" max)

Having three UPVC double glazed windows, laminate flooring, two electric heaters, and kitchen fitments comprising; two single base units, drawers, and four single wall units, together with integrated electric hob with stainless steel-and-glass canopy over incorporating extractor hood and light, integrated electric oven, stainless steel sink unit with single drainer, and understairs store.

### Bedroom

3.53m x 3.18m (11'7" x 10'5")

Having UPVC double glazed window, and electric wall-mounted panel heater.

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### Bathroom

2.31m x 1.63m (7'7" x 5'4")

Having white sanitary ware comprising; panelled bath with shower over, pedestal wash hand basin, and low-level WC, together with part-tiled walls, ceiling extractor fan, and heated towel rail.

### SECOND FLOOR - 116 Uttoxeter New Road

#### FLAT THREE

### Entrance Hall

Having intercom phone to the ground floor entrance, and electric wall-mounted panel heater.

### Living Dining Kitchen

4.37m x 3.78m max (14'4" x 12'5" max)

Having two UPVC double glazed windows to the front, UPVC double glazed window to the side, electric wall-mounted panel heater, laminate flooring, and kitchen fitments comprising; three single base units, and three single wall units, together with stainless steel sink unit with single drainer, integrated electric hob with stainless steel-and-glass canopy over incorporating extractor hood and light, and electric oven.



### Bedroom

3.61m x 4.11m max (11'10" x 13'6" max)

Measurements are 'maximum into eaves'.

Having two UPVC double glazed windows, electric wall-mounted panel heater, and built-in airing cupboard housing a hot water cylinder.



### Shower Room

Having modern white sanitary ware comprising; low-level WC, pedestal wash hand basin, and corner quadrant shower cubicle with shower unit, together with Velux double glazed rooflight, part-tiled walls, and heated towel rail.



### 32 SUDBURY STREET, DE1 1LU

### Accommodation

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

#### GROUND FLOOR

## 114 & 116 Uttoxeter New Road, , Derby, DE22 3JB

### Central Entrance Hall

Providing access to numbers 32 and 34, having entrance door.

### Private Entrance Hall

Wide entrance hall, having study area, UPVC double glazed window, plumbing for automatic washing machine, and utility cupboard housing the wall-mounted Baxi gas-fired combination boiler providing domestic hot water and central heating.

### Living Dining Kitchen

5.28m x 3.51m max (17'4" x 11'6" max)

Having two UPVC double glazed windows, laminate floor, central heating radiator, stairs to the first floor, and kitchen fitments comprising; two single base units, drawers, and one single wall unit, together with stainless steel sink unit with single drainer, integrated electric hob with stainless steel-and-glass canopy over incorporating extractor hood and light, and integrated electric oven.



## FIRST FLOOR

### Landing

Having central heating radiator, and light tunnel.

### Bedroom

3.76m x 3.51m (12'4" x 11'6")

Having UPVC double glazed window, two central heating radiators, and built-in cupboard.



### Bathroom

2.97m x 1.37m (9'9" x 4'6")

Having modern white sanitary ware comprising; low-level WC, pedestal wash hand basin, and paneled bath with shower over, together with two UPVC double glazed windows, part-tiled walls, and heated towel rail.



## 34 SUDBURY STREET, DE1 1LU

### Accommodation

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

## GROUND FLOOR

### Private Entrance Hall

Having study area, UPVC double glazed window, plumbing for automatic washing machine, and utility cupboard housing the wall-mounted gas-fired combination boiler providing domestic hot water and central heating.



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### Living Dining Kitchen

5.36m x 3.51m (17'7" x 11'6")

Having laminate flooring, central heating radiator, stairs to the first floor, and kitchen fitments comprising; two single base units, drawers, and one single wall unit, together with integrated hob and over with extractor hood and light, stainless steel sink unit with single drainer, and UPVC double glazed window.

### FIRST FLOOR

#### Landing

Having central heating radiator.

#### Bedroom

3.71m 3.48m (12'2" 11'5")

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

#### Bathroom

Having white sanitary ware comprising; low-level WC, pedestal wash hand basin, and panelled bath with shower over, together with two UPVC double glazed windows, heated towel rail, and part-tiled walls.

### OUTSIDE

#### Frontage

The front of numbers 114 and 116 Uttoxeter New Road is mainly laid to gravel and paving, for easy maintenance, together with two ornamental fruit trees, set behind low brick walling.

#### Rear

Vehicular access to the rear is available from the side, from Sudbury Street, which leads to three parking spaces, brick bin/bike store, and two small garden areas.



### ADDITIONAL INFORMATION

#### Tenure

The properties are being offered freehold, subject to the existing tenancies.



## 114 & 116 Uttoxeter New Road, , Derby, DE22 3JB

### Note to Purchasers

The flat are let on an exclusive basis, with all tenants being responsible for payments for council tax, utilities, contents insurance, and broadband. The landlord is responsible for buildings insurance.

The current rental levels are: -

Flat One - 114 Uttoxeter New Road - £700 pcm

Flat Two- 114 Uttoxeter New Road - £625 pcm

Flat Three - 114 Uttoxeter New Road - £650 pcm

Flat One - 116 Uttoxeter New Road - £595 pcm

Flat Two- 116 Uttoxeter New Road - £620 pcm

Flat Three - 116 Uttoxeter New Road - £525 pcm

32 Sudbury Street - £650 pcm

34 Sudbury Street - £650 pcm

In our opinion there is the opportunity for a number of the rentals to be increased, in line with the current market.

### 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;

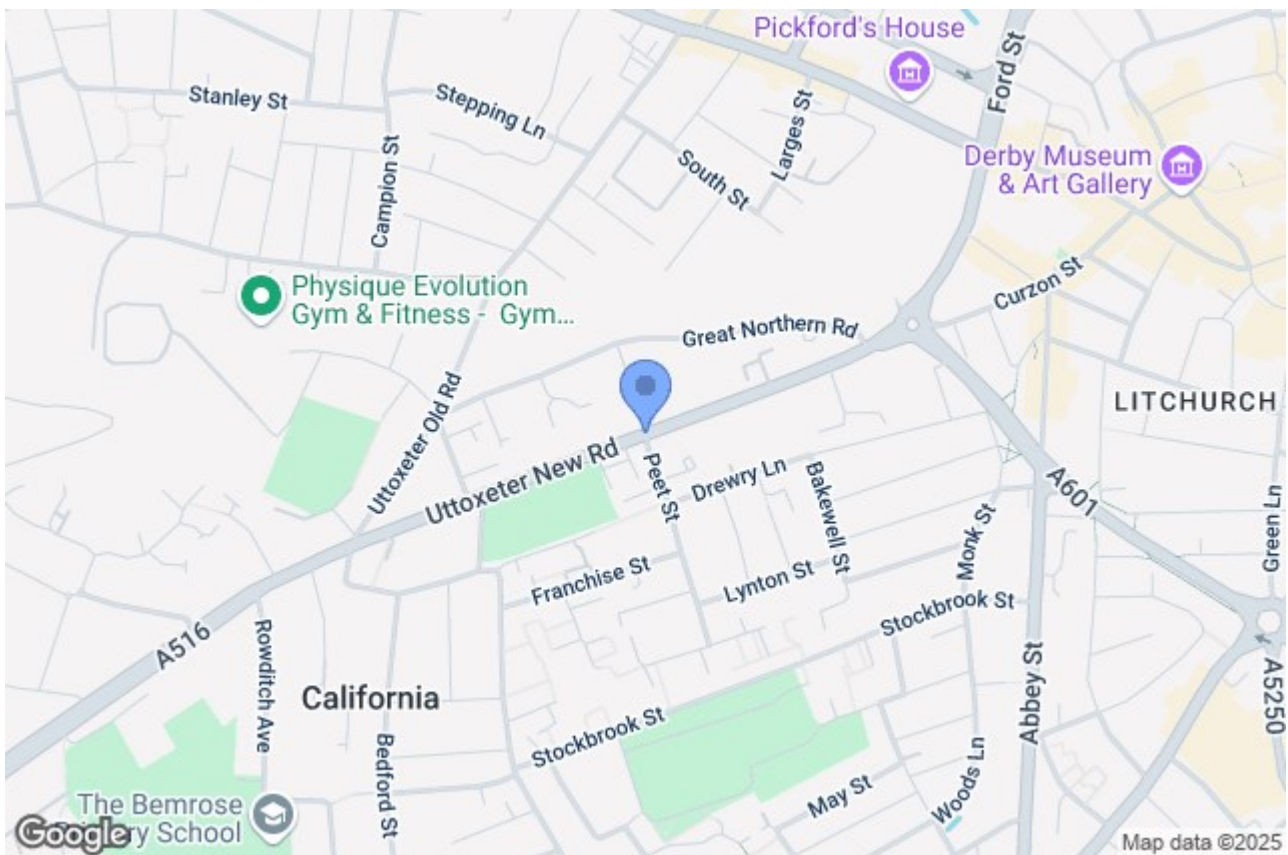
b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13447/R13448**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	83
England & Wales	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		
(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		
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 accepted for any errors or omissions.



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