



9 Wolverley Grange, Alvaston Derby, DE24 0SS Offers Over £175,000

A RECENTLY REFURBISHED, TWO-BEDROOMED SEMI-DETACHED residence, enjoying a well-established and popular residential location, within walking distance of local amenities, bus services, and Elvaston Castle. Available with IMMEDIATE VACANT POSSESSION, and requiring internal inspection to be fully appreciated, the accommodation has the benefit of gas central heating and UPVC double glazing, and briefly comprises: -

GROUND FLOOR, entrance hall, lounge, and breakfast kitchen with modern fittings and integrated appliances. FIRST FLOOR, landing, two bedrooms with fittings, and modern bathroom. OUTSIDE, front garden, driveway affording car standing, potential garage space, and rear garden. EPC C, Council Tax Band A.

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The Property

Ideal for the first time buyer(s) or investor(s), is this appealing semi-detached home, which has seen the completion of a recent scheme of refurbishment to include redecoration and floor coverings, with early internal inspection highly recommended to be fully appreciated. The property is available with immediate vacant possession, and comprises; entrance hall, lounge, breakfast kitchen, two bedrooms, front and rear gardens, driveway for car standing, and potential garage space, subject to obtaining the usual planning and building regulation approvals.



Location

The property enjoys a well-established and popular cul-de-sac setting, in the suburb of Alvaston, within walking distance of an excellent range of amenities to include; day-to-day shopping, doctors and dentist surgeries, places of worship, hair and beauty salons, eateries, public houses, and schooling. Also within walking distance is a regular bus service to Derby city centre, and Elvaston Castle and Country Park. Ease of access is afforded to the A52, A50 and A38 for commuting further afield.

Directions

When leaving Derby city centre by vehicle, proceed along the A52 towards Nottingham, and after approximately 2-miles take the exit signposted for the ring road, Loughborough and the A6 merging onto Raynesway, continue into the A6 Alvaston bypass, and at the third exit at the roundabout return towards Alvaston on Shardlow Road, then at the next traffic island take the second exit continuing on Shardlow Road, take the third exit at the next traffic island onto Keldholme Lane before turning right into Derrington Leys, and left into Wolverley Grange.

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Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13465

Accommodation

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

GROUND FLOOR

Entrance Hall

Having UPVC double glazed entrance door, and inner door opening to the: -

Lounge

3.96m x 3.96m max (12'11" x 12'11" max)

Having UPVC leaded-light double glazed window to the front, central heating radiator, and stairs to the first floor.



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Breakfast Kitchen

3.96m x 2.62m (13'0" x 8'7")

Having modern white fitments comprising; one double base unit, four single base units, drawers, one double wall unit, one double corner wall unit, one single wall unit, and single wall unit housing an Ideal wall-mounted gas-fired combination boiler providing domestic hot water and central heating, together with integrated appliances to include; stainless steel gas hob with stainless steel canopy over incorporating extractor hood and light, and electric oven, work surface areas with tiled splashbacks, breakfast bar, stainless steel sink unit with single drainer, central heating radiator, UPVC double glazed windows, and door to the rear.



FIRST FLOOR

Landing

Having access to the loft space.

Front Bedroom One

3.96m x 3.05m (13'0" x 10'0")

Having built-in wardrobe, two UPVC double glazed windows, and central heating radiator.



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Bedroom Two

2.59m x 2.06m plus (8'6" x 6'9" plus)

Measurements are 'plus door recess'.

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



Bathroom

Having white suite comprising; panelled bath with electric shower unit over, low-level WC, and 'floating' wash hand basin, together with UPVC double glazed window, and central heating radiator.



OUTSIDE

Front Garden

Having driveway affording car standing, and wrought-iron gates leading to the rear to potential garage space.

Rear Garden

Having paved patio, lawn, and flower borders.



ADDITIONAL INFORMATION

Tenure

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

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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: -

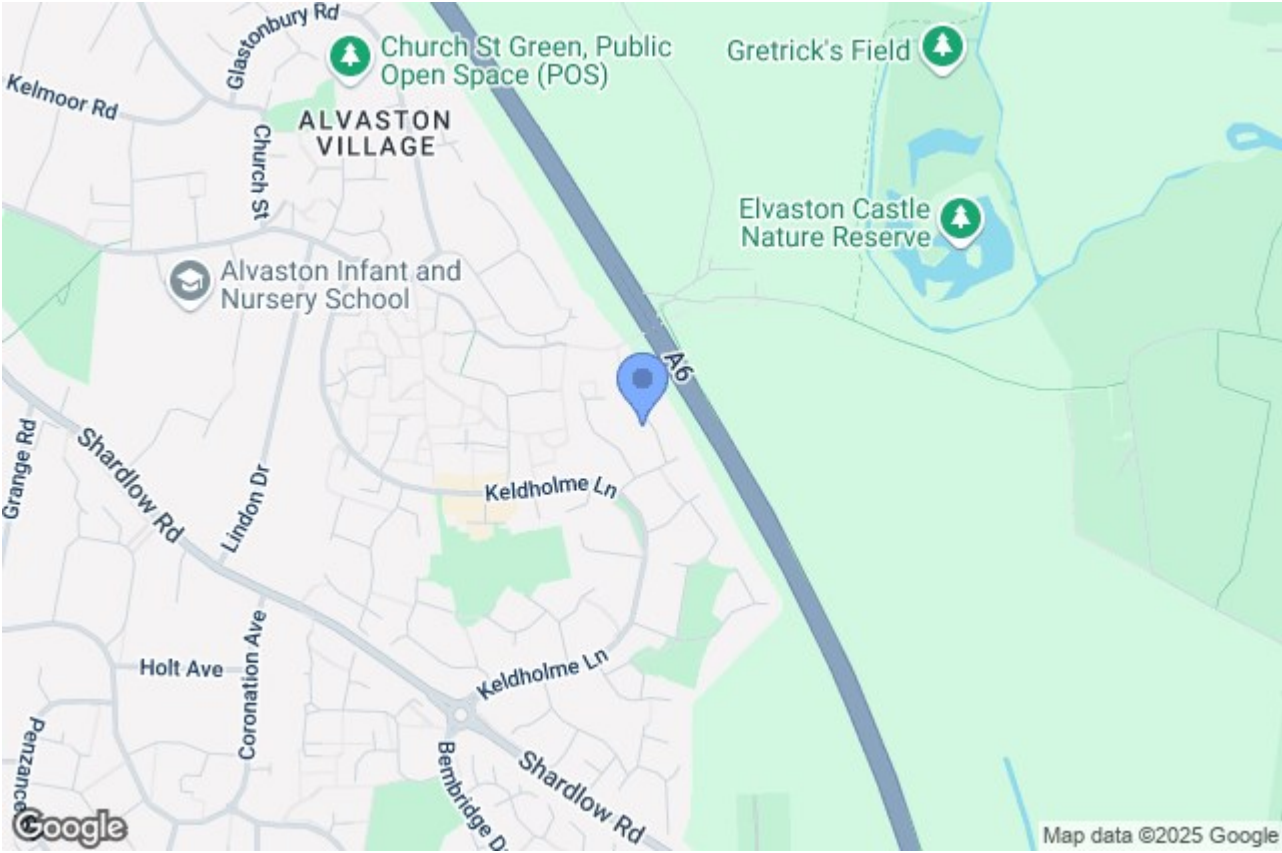
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, 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: R13465

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	72	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

