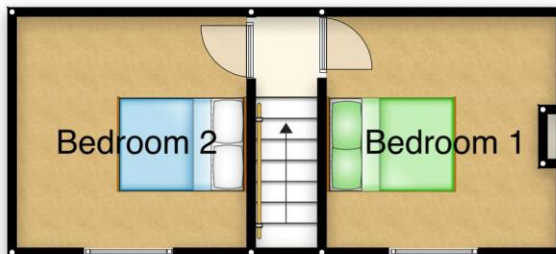




**6 Gladstone Road, Spondon
Derby, DE21 7JJ**

***** CALLING ALL CASH BUYERS ****** Two double bedroom period property with off road parking for two vehicles at the side and a private garden to the rear. This is a superb opportunity to acquire a double fronted period property situated just off the bustling village centre within a short walk of the wealth of amenities that Spondon has to offer. The accommodation has a gas fired central heating system fueled by a modern combination boiler, UPVC double glazed windows, a recent front door and a kitchen diner with a modern ground floor bathroom off.



**Offers in excess of
£120,000**

Sitting Room 11' 8" x 11' 4" (3.55m x 3.45m)

PVCu double glazed window to the front, central heating radiator, TV point, inset living flame gas fire with timber surround and alcove with fitted storage cupboard.

Kitchen/Diner 11' 8" x 11' 1" (3.55m x 3.38m)

Country style fitted kitchen with laminate worksurfaces, ceramic one and a half bowl sink drainer with mixer tap, an integrated dishwasher, four ring gas hob with extractor over and an electric fan assisted oven. There are also luxury vinyl floor tiles, a PVCu double glazed window to the front, a central heating radiator and access to the under stair storage cupboard where there is space for a fridge freezer.

Ground Floor Bathroom 7' 7" x 4' 7" (2.31m x 1.40m)

Ground floor family bathroom including a panel bath with shower over, ceramic tiled walls, a pedestal wash basin, WC and a timber framed window to the side.

Bedroom 1 11' 8" x 11' 1" (3.55m x 3.38m)

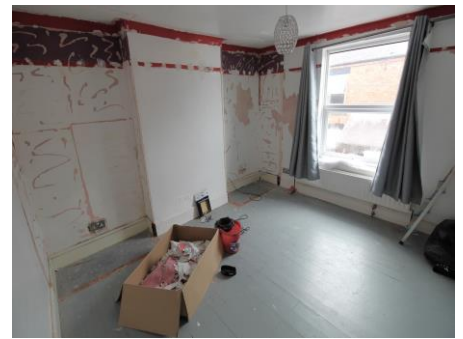
PVCu double glazed window to the front and a central heating radiator.

Bedroom 2 11' 8" x 11' 4" (3.55m x 3.45m)

PVCu double glazed window to the front and a central heating radiator.

Outside

The property is approximately three feet back from the road and includes a driveway at the side where there is parking for two large vehicles. There is also a gated access to a private rear garden which includes a timber shed at the back of the drive.



Disclaimer
This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

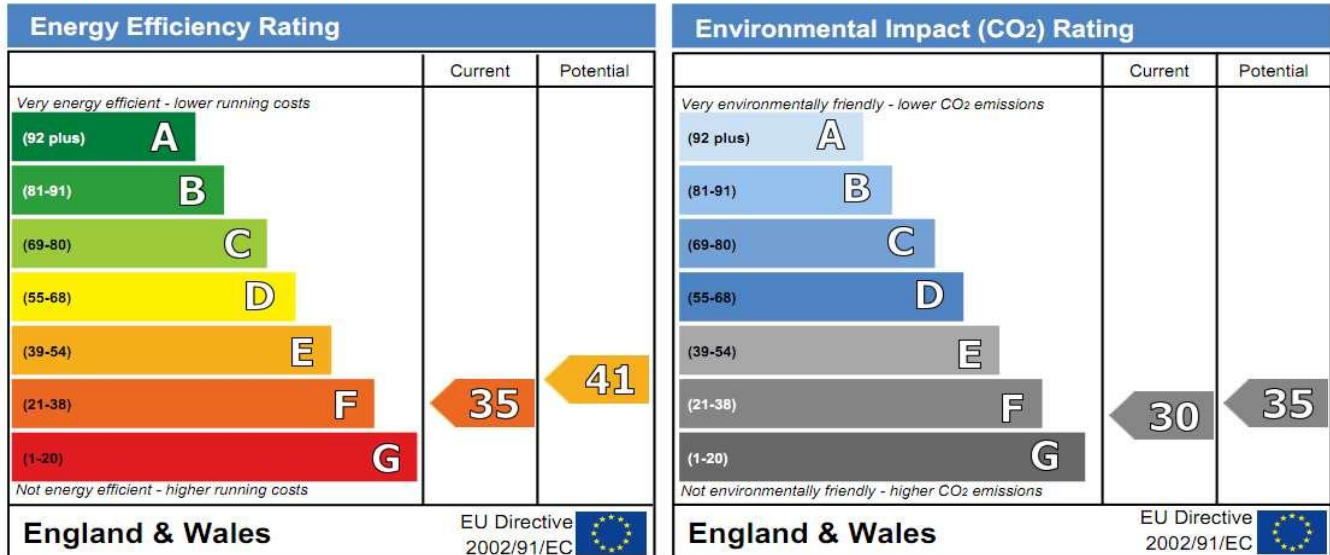
Energy Performance Certificate



6, Gladstone Road,
Spondon,
DERBY,
DE21 7JJ

Dwelling type: Semi-detached house
Date of assessment: 03 November 2010
Date of certificate: 05 November 2010
Reference number: 8050-6329-8229-5127-1902
Type of assessment: RdSAP, existing dwelling
Total floor area: 65 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.


The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	623 kWh/m ² per year	554 kWh/m ² per year
Carbon dioxide emissions	6.8 tonnes per year	6.1 tonnes per year
Lighting	£59 per year	£34 per year
Heating	£1,091 per year	£988 per year
Hot water	£109 per year	£103 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.