Fletcher & Company

96 Derby Road, Spondon, Derby, DE21 7LX

Offers Around £220,000

Freehold

- No Upper Chain
- Generous Gardens to Both Front & Rear
- Good Sized Driveway
- Hall with Lounge Off
- Extended Dining Kitchen
- Ground Floor Bathroom
- Three First Floor Bedrooms
- Extremely Convenient Location
- Close to a Good Range of Amenities
- Close to Good Transport Links

Summary

This is a conveniently located, three bedroom, extended semi detached residence in a popular location in Spondon. The property is sold with no onward chain and features entrance hall, lounge, extended dining kitchen and ground floor bathroom. There are three first floor bedrooms.

Outside, the property benefits from a well-established rear garden and has a generous fore garden with adjacent driveway providing off-road parking.

The Location

The property is highly convenient for a range of amenities in both Spondon and Chaddesden. There is a supermarket within close proximity, excellent transport links with a regular bus service into Derby City centre and easy access to Pride Park and Derby train station. There is schooling at all levels within easy reach.

Accommodation

Ground Floor

Entrance Hall

8'2" x 6'6" (2.49 x 2.00)
A UPVC double glazed entrance door provides access to the hall with central heating radiator and staircase to first floor.

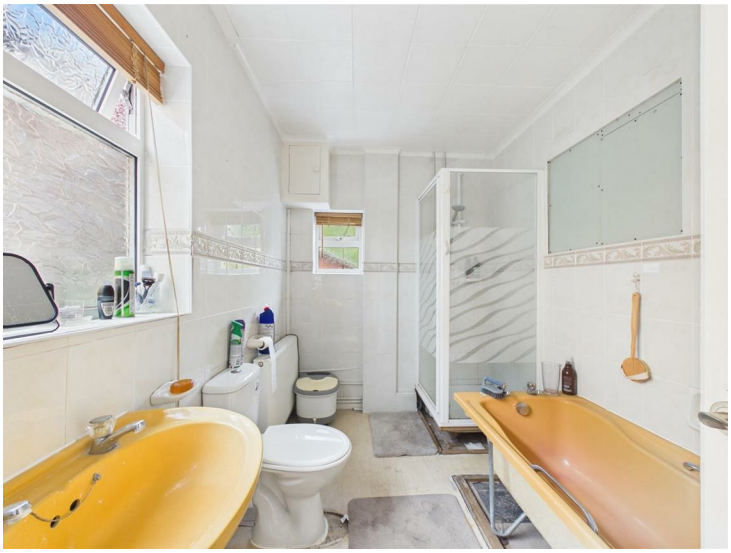
Lounge

15'3" x 11'7" (4.67 x 3.54)
With central heating radiator, exposed wooden floorboards and two double glazed windows to front.

Extended Dining Kitchen

16'4" x 14'1" (5.00 x 4.30)
Having a good sized dining area with stylish central heating radiator, tiled floor, wood effect worktops, inset sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, gas hob with extractor hood over, built-in oven, appliance space suitable for fridge freezer, integrated dishwasher, wall mounted boiler, two double glazed windows to rear and one to the side and a UPVC double glazed door to the garden.

Bathroom
9'8" x 6'5" (2.97 x 1.98)
Fully tiled with a low flush WC, bath, separate shower cubicle, pedestal wash handbasin, radiator, built-in storage cupboards and two windows.



First Floor Landing
8'5" x 2'11" (2.57 x 0.90)
Having a double glazed window to front.

Bedroom One
15'3" x 9'8" (4.67 x 2.96)
With central heating radiator and two double glazed windows to rear.

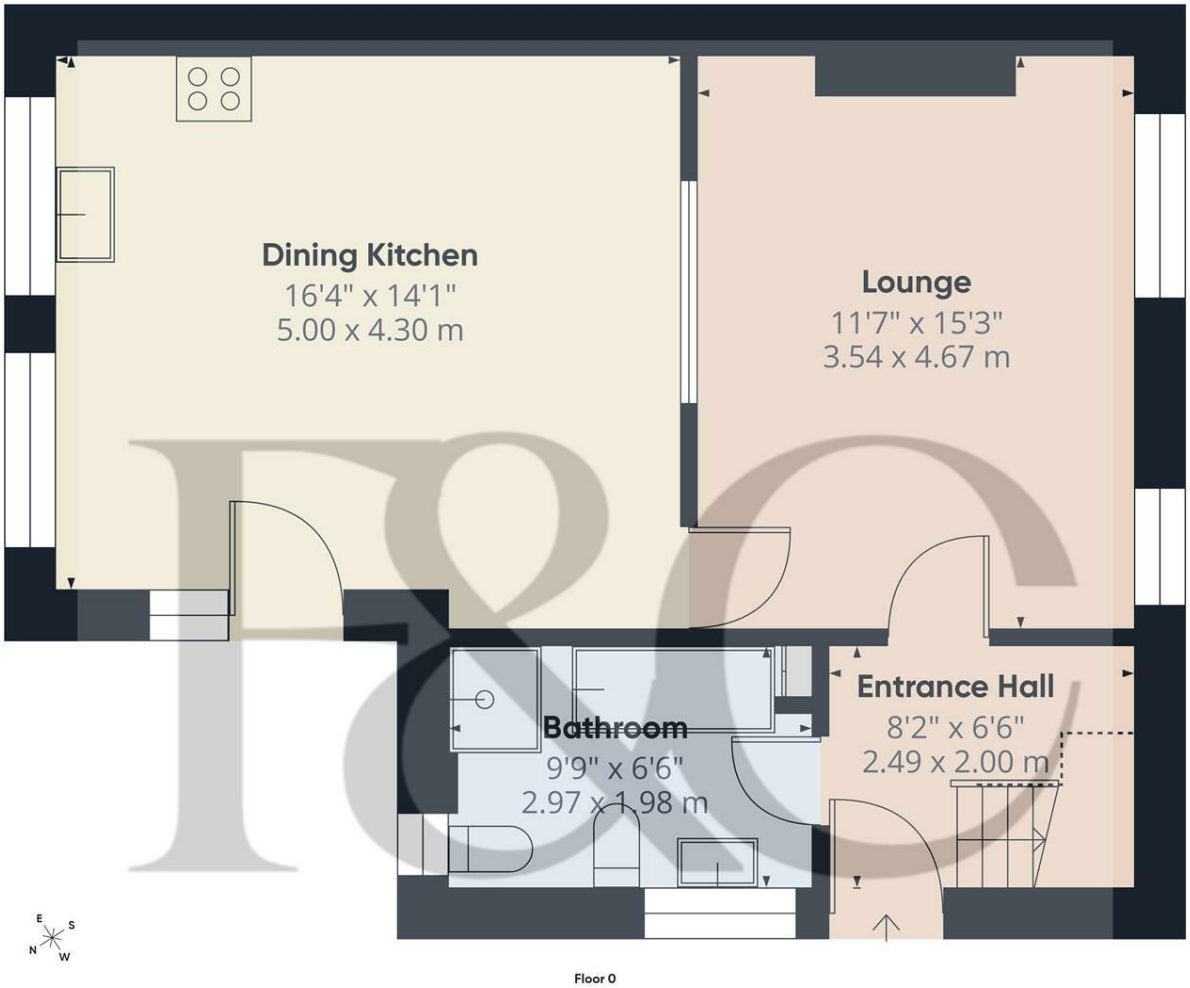
Bedroom Two
12'3" x 8'5" (3.74 x 2.59)
Having a central heating radiator and double glazed window to front.

Bedroom Three
14'0" x 6'9" (4.27 x 2.08)
With central heating radiator and double glazed window to side and rear.

Outside

The property is set back from Derby Road behind a well-established fore garden with adjacent driveway and steps lead up to a pathway running down the side of the property culminating in a private, well-established rear garden.

Council Tax Band B



Floor 0

Approximate total area(1)
531 ft²
49.3 m²

Reduced headroom
13 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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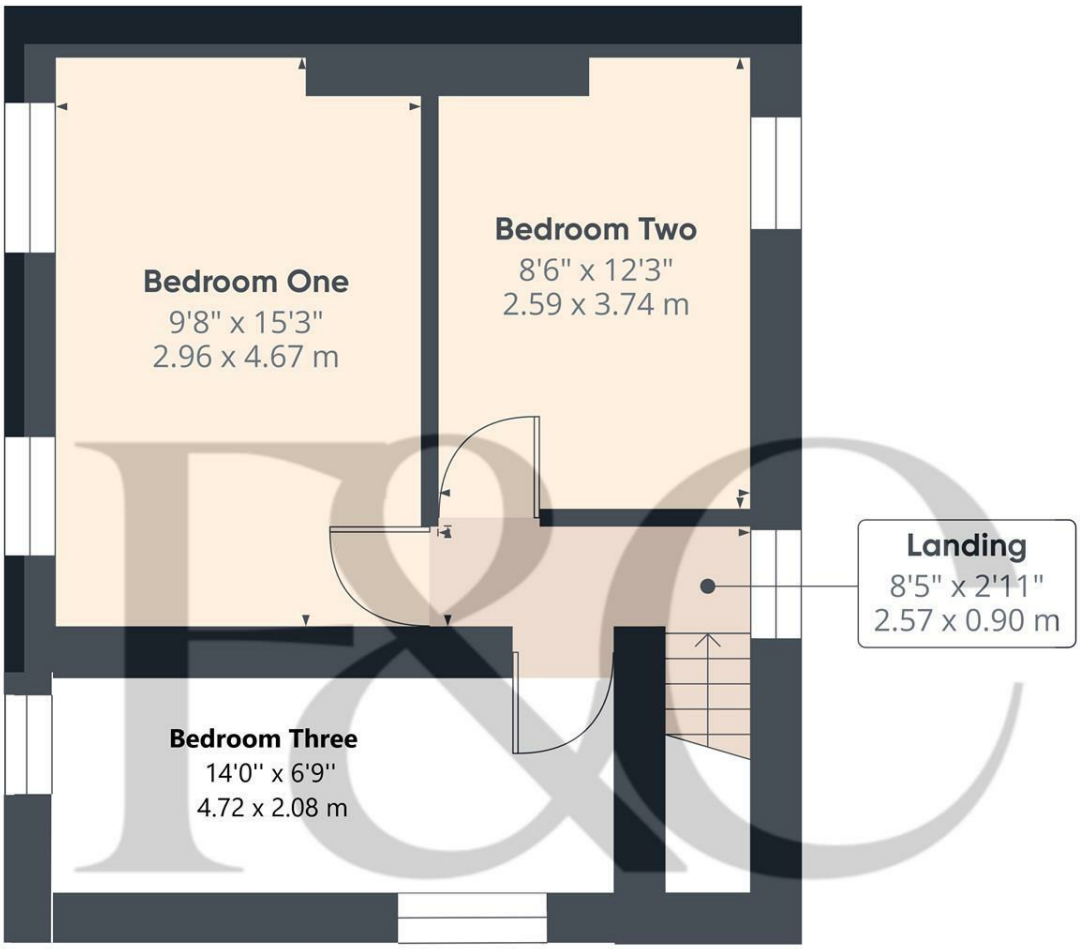

Floor 1

Approximate total area(1)
272 ft²
25.3 m²

(1) Excluding balconies and terraces

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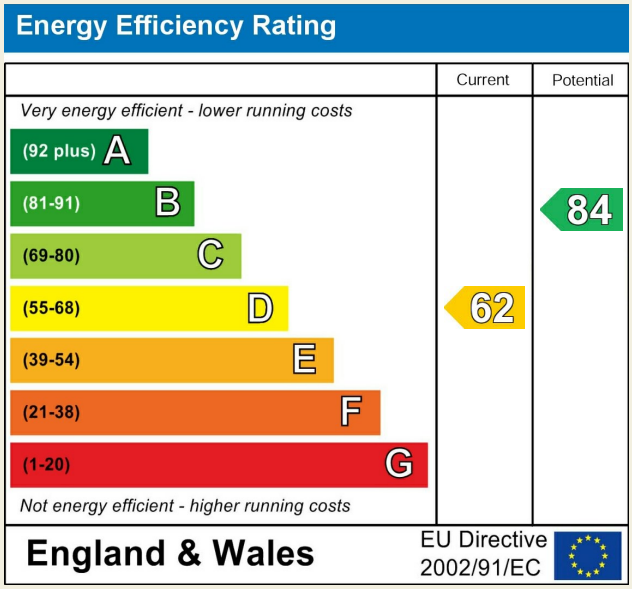

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Council Tax Band: B
Tenure: Freehold