



## 3 Briar Close, Chaddesden Derby, DE21 6ZD £205,000

IMMEDIATE VACANT POSSESSION on this TWO-BEDROOMED DETACHED BUNGALOW, enjoying a well-established cul-de-sac setting, in a popular residential location. The property has the benefit of gas central heating and UPVC double glazing, and briefly comprises: -

INTERNALLY, side entrance hall, lounge, kitchen with fitments and integrated appliances, two bedrooms, and modern shower room. EXTERNALLY, front garden, driveway affording car standing/potential garage space (subject to approvals), and rear garden. EPC D, Council Tax Band B.

**Gadsby Nichols**  
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## 3 Briar Close, Chaddesden, Derby, DE21 6ZD

### The Property

A competitively priced, detached bungalow, offering scope for further improvement to individual taste, and being offered with immediate vacant possession. The accommodation comprises; side entrance hall, lounge, kitchen, two bedrooms, shower room, front and rear gardens, and car standing/potential garage space to the rear. However, this would have restricted access.

### Location

The property is situated on the fringe of the popular suburb of Chaddesden, within a well-established cul-de-sac setting, and easy access of an excellent range of local amenities to include; day-to-day shopping, doctors and dentist surgeries, places of worship, hair and beauty salons, schooling, eateries, public houses, and recreational facilities. Ease of access is afforded to the A52 and A38 for commuting further afield.

### Directions

When leaving Derby city centre by vehicle, proceed from the Pentagon traffic island along Nottingham Road, continuing through Chaddesden, and up the road past Cherry Tree Hill, before left (before the roundabout) into Oregon Way, and left into Briar Close.

What 3 Words /// dates.tidy.assure.

### Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13490.

### Accommodation

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

#### INTERNALLY

##### Side Entrance Hall

Having composite double glazed entrance door, central heating radiator, and recessed store.

##### Lounge

4.65m x 3.02m (15'3" x 9'11")

Having UPVC leaded-light double glazed bow window to the front, Adam-style fire surround with marble hearth and fitted coal-effect gas fire (NOT TESTED), and central heating radiator.



##### Kitchen

3.02m x 2.69m (9'11" x 8'10")

Having oak-effect fitments comprising; five single base units, one double wall unit, one double corner wall unit, and three single wall units, together with stainless steel gas hob with extractor hood and light, integrated electric oven (NONE TESTED), one-and-a-half bowl stainless steel; sink unit with single drainer, plumbing for automatic washing machine, tiled floor, central heating radiator, and UPVC leaded-light double glazed door and window to the rear.





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#### Bedroom One

3.66m x 3.18m (12'0" x 10'5")

Having UPVC leaded-light double glazed window, and central heating radiator.



#### Bedroom Two

2.72m x 2.39m (8'11" x 7'10")

Having UPVC leaded-light double glazed window, and central heating radiator.



#### Shower Room

1.75m x 1.63m (5'9" x 5'4" )

Having modern white suite comprising; low-level WC, pedestal wash hand basin, and corner shower cubicle with shower unit, together with part-tiled walls, UPVC double glazed window, and central heating radiator.



#### EXTERNALLY

##### Front Garden

Having driveway affording car standing, and potential garage space, subject to requirements and obtaining the usual planning and building regulation approvals. However, there will be restricted width access.

##### Rear Garden

Easily maintained rear garden, laid mainly to paving and gravel.



#### ADDITIONAL INFORMATION

### 3 Briar Close, Chaddesden, Derby, DE21 6ZD

#### **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: -

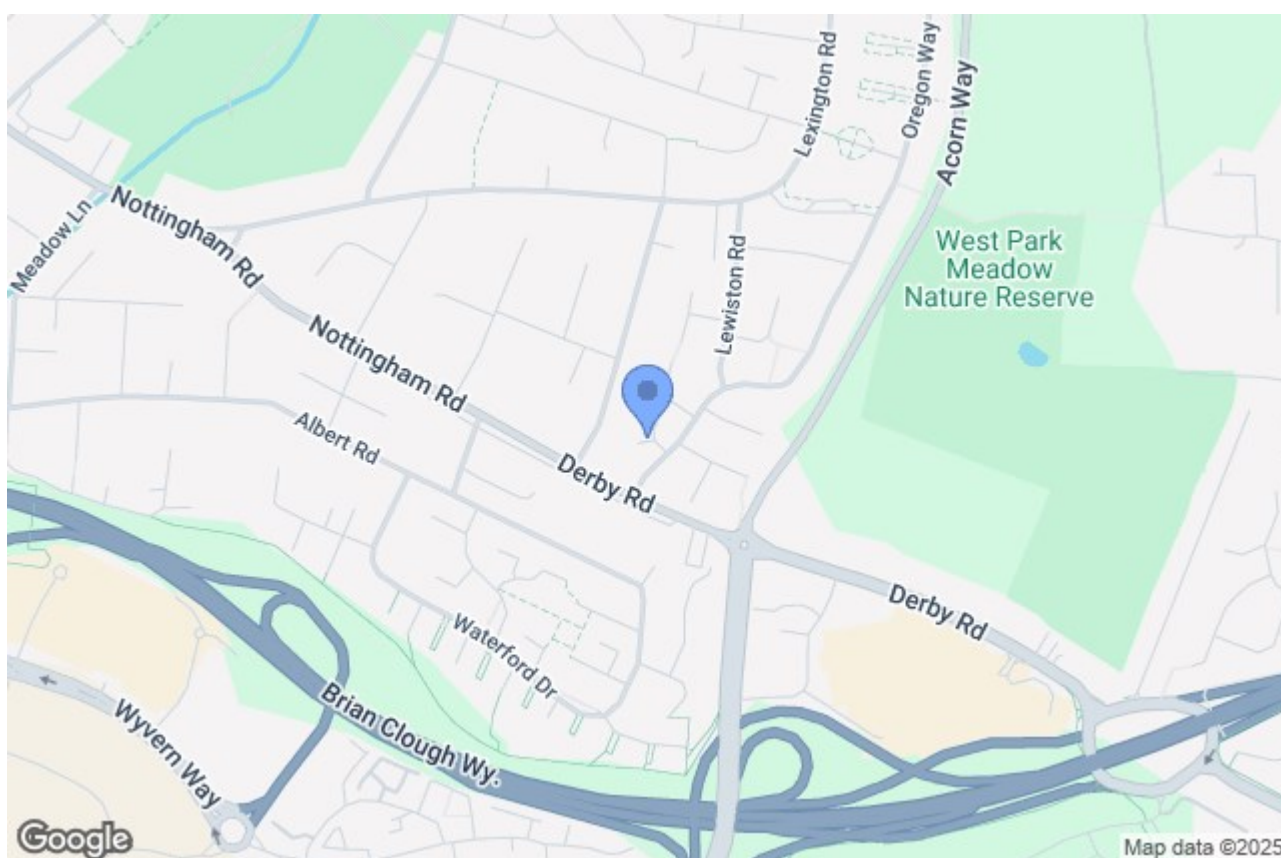
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, 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: R13490**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(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 <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 taken for any error, omission or mis-statement. These plans are for

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