



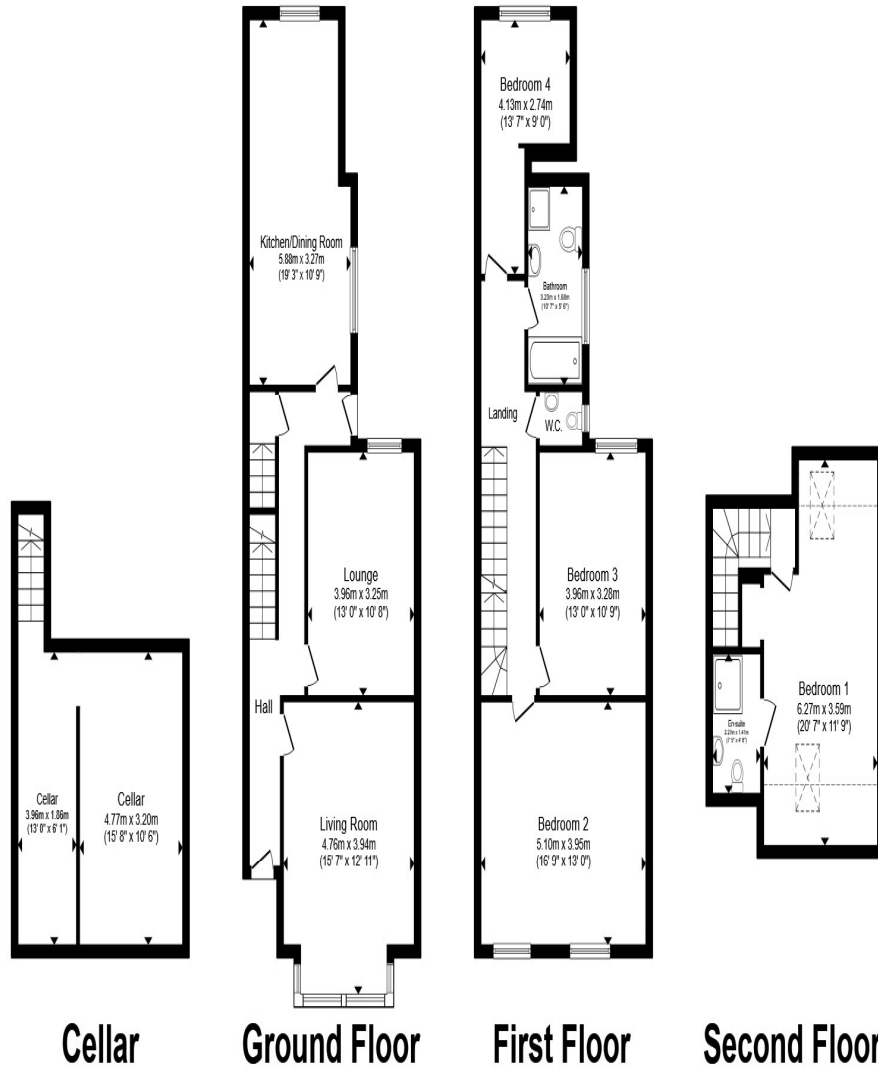
Nottingham Road, Spondon, Derby, DE21 7NN

welcome to
Nottingham Road, Spondon Derby

OPEN DAY 28th MARCH - CALL TO BOOK
YOUR APPOINTMENT

A spacious four-bed mid-terrace on
Nottingham Road, Spondon, offered for
sale via auction.





Total floor area 177.7 m² (1,913 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



About The Area

Living Room

15' 7" MAX x 12' 11" MAX (4.75m MAX x 3.94m MAX)

Lounge

13' MAX x 10' 8" MAX (3.96m MAX x 3.25m MAX)

Kitchen/Diner

19' 3" MAX x 10' 9" MAX (5.87m MAX x 3.28m MAX)

Bedroom 1

20' 7" MAX x 11' 9" MAX (6.27m MAX x 3.58m MAX)

Bedroom 2

16' 9" MAX x 13' MAX (5.11m MAX x 3.96m MAX)

Bedroom 3

13' MAX x 10' 9" MAX (3.96m MAX x 3.28m MAX)

Bedroom 4

13' 7" MAX x 9' MAX (4.14m MAX x 2.74m MAX)

Bathroom

10' 7" MAX x 5' 6" MAX (3.23m MAX x 1.68m MAX)

Auction Details

Online Underwriting

Conditions Of Sale

Health & Safety Advice For Pro

*guide And Reserve Prices

Note

welcome to

Nottingham Road, Spondon Derby

- Four-bedroom mid-terrace arranged over three floors
- Ideal investment or renovation project
- Spacious entrance hall with original tiled flooring
- Two generous reception rooms
- Large kitchen/dining room with access to the garden

Tenure: Freehold EPC Rating: E

Council Tax Band: B

guide price

£140,000



Offered for sale via auction, this substantial four-bedroom mid-terrace on Nottingham Road, Spondon, presents an exciting opportunity for investors seeking a project with excellent long-term potential. The home retains charming original features, including a striking tiled hallway, and offers generous accommodation across three floors.

Entering through the front, a spacious hall leads to a bright living room with a large bay window, followed by a second reception room overlooking the rear garden. To the rear, a sizeable kitchen/dining room provides ample space for modern reconfiguration. The hall also gives access to a large cellar, ideal for storage or future development potential (subject to permissions)

On the first floor are three well-proportioned bedrooms: a large primary bedroom to the front, a double to the side, and a further bedroom overlooking the garden. This level also includes a family bathroom and separate WC. The second floor hosts another expansive bedroom complete with an en-suite, making it perfect for guests, teenagers or rental flexibility. Outside, the property benefits from a private rear garden and off-road parking for one car.

Requiring full renovation, this is a rare chance to restore a spacious period property in a convenient location while adding value at every stage.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY121661 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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