



## Three Bedroom Semi-Detached House located in Spondon.

Offers in the region of  
£220,000

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SALES, LETTINGS & PROPERTY MANAGEMENT

# 23 Devas Gardens Spondon Derby DE21 7AD



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917  
sq. ft

Occupying a pleasant cul-de-sac position, this three-bedroom semi-detached residence offers a rare chance to purchase a home that has remained within the same ownership since its construction in the early 1960s.

The accommodation is arranged around a welcoming entrance hallway, leading to a spacious lounge/dining room and a fitted kitchen. To the first floor are three well-proportioned bedrooms together with a family bathroom.

Externally, the property benefits from a driveway, detached garage, and attractive front and rear gardens, providing excellent outdoor space and future landscaping potential.

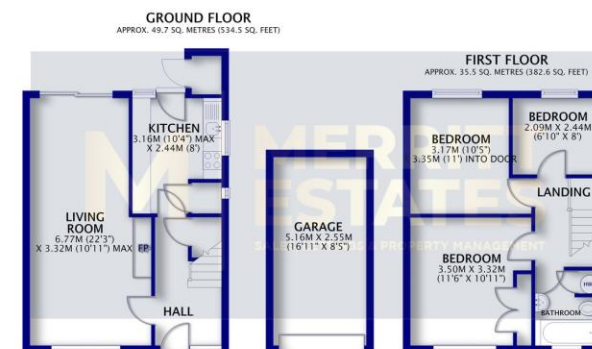
Although requiring modernisation, the property offers significant scope for improvement and personalisation, making it an ideal prospect for first-time buyers, families, investors, or anyone seeking to create a home tailored to their own tastes and requirements.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

## FLOORPLAN



TOTAL AREA: APPROX. 85.2 SQ. METRES (917.0 SQ. FEET)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 53 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## CONTACT

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