



37 Wellesley Avenue, Sunnyhill Derby, DE23 1GQ Offers Over £230,000

Available with IMMEDIATE VACANT POSSESSION is this THREE-BEDROOMED DETACHED occupying a good-sized CORNER PLOT. The property is in need of complete refurbishment, ideally suited for CASH BUYERS, BUILDERS and INVESTORS. Situated within Sunnyhill, close to local amenities, and within easy access of the A38, A50 and A52 for commuting. Having the benefit of gas central heating, and double glazing, the accommodation briefly comprises: -

GROUND FLOOR, porch, entrance hall, front lounge with bay window, rear dining room, and kitchen. FIRST FLOOR, landing, three bedrooms, bathroom, and separate WC. OUTSIDE, front garden, hard standing, side garden, detached garage, and good-sized mature rear garden. EPC F, Council Tax Band C.

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The Property

A traditional bay-windowed detached house situated on a corner plot, in need of complete refurbishment. The property affords a well-proportioned interior, with the benefit of immediate vacant possession, briefly comprising; canopy entrance porch, entrance hall, two reception rooms, kitchen, three bedrooms, bathroom, separate WC, front and side garden, driveway with hard standing, detached garage at the rear, and mature rear garden incorporating shed.



Location

The property enjoys a popular and mature residential location close to Stenson Road, within minutes driving distance of Derbys' ring road system providing links to the A38, A50, and A52 for commuting throughout the region. There are comprehensive amenities available in the surrounding suburbs.

Directions

The property is best approached by leaving Derby on the Burton Road, and on reaching the ring-road traffic lights turn left onto Warwick Avenue, then at the next traffic island turn right onto Stenson Road. Follow Stenson Road for approximately 1-mile before turning right after the pedestrian traffic lights into Wellesley Avenue. The property will be found on the left hand side.

What 3 Words /// nights.share.above

Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13518

ACCOMMODATION

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

GROUND FLOOR

Entrance Porch

Open entrance porch with front door opening to the:-

Lounge

3.66m-'' x 3.51m (12'-'' x 11'6'')

gas-fire (NOT TESTED), central heating radiator, and double glazed bay window to front.



Dining Room

3.84m x 3.48m (12'7'' x 11'5'')

Having stone fire surround with plinth for TV, Gas fire not tested Having gas central heating radiator, and double glazed window overlooking garden.



Kitchen

2.95m x 2.34m (9'8'' x 7'8'')

Having an assortment of kitchen wall and base cupboards, stainless steel sink with taps, door to the garden, and wall-mounted gas-fired boiler providing domestic hot water and central heating.



FIRST FLOOR

Landing

Providing access to all rooms.

Bedroom One

3.78m x 3.45m plus bay (12'5" x 11'4" plus bay)

Measurements are 'plus bay'.

Having double glazed bay window to front, and central heating radiator.

Bedroom Two

3.86m x 3.56m (12'8" x 11'8")

Having double glazed window to rear, and central heating radiator.

Bedroom Three

2.59m x 2.06m (8'6" x 6'9")

Having small double glazed bay window to front, and central heating radiator.

Bathroom

2.13m x 1.83m (7'0" x 6'0")

Having suite comprising; wash hand basin, and bath, together with tiled walls, central heating radiator, and obscure double glazed window to rear.



Separate WC

Having low-level WC, and small obscured double glazed window to rear.



OUTSIDE

Front Garden

Having brick wall reaching to side garden area with hedges, lawned area with shrubs driveway, and car standing.

Rear Garden

Mainly laid to lawn, with trees and shrubs, paved areas, and incorporating a garden shed.



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Detached Garage
Of brick construction.



ADDITIONAL INFORMATION

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: -

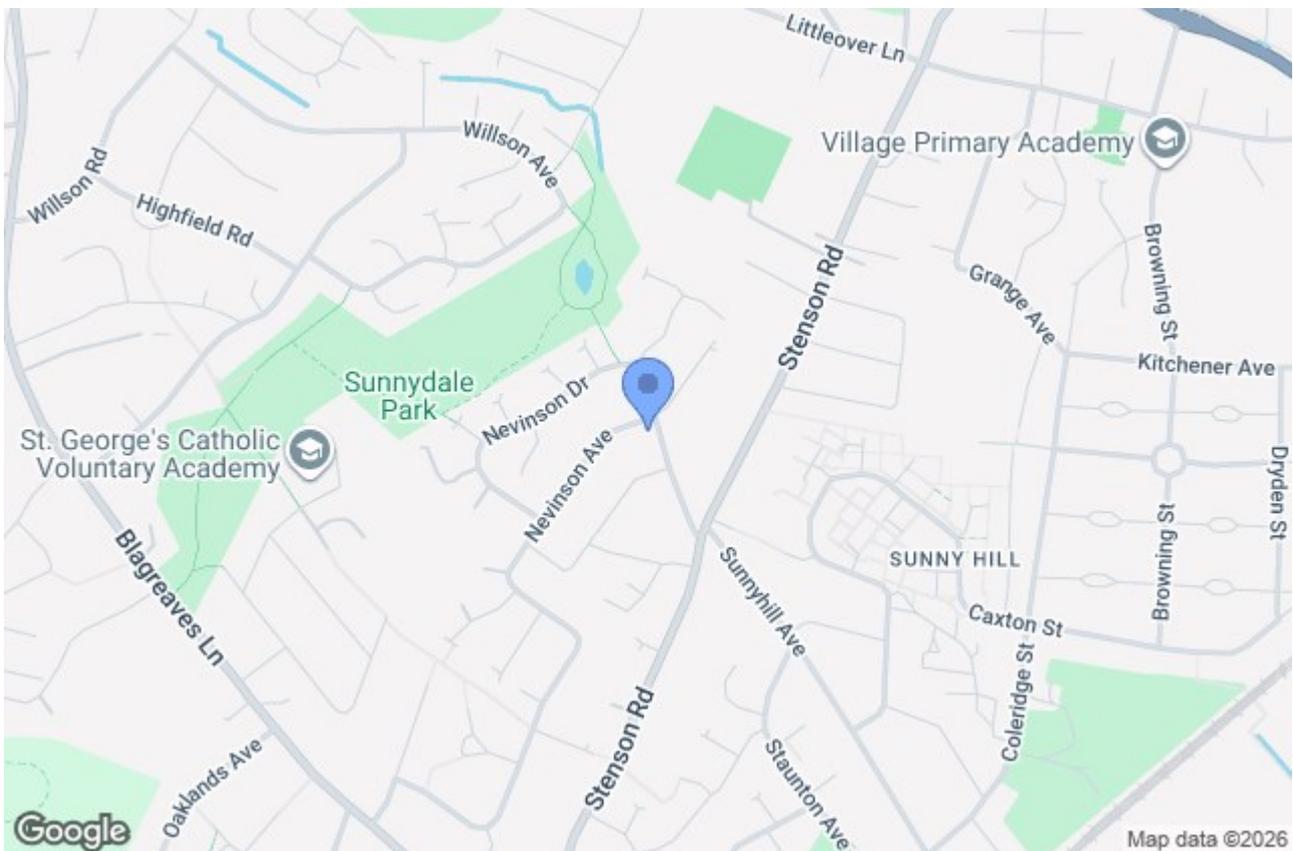
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, 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: R13518

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		34	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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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