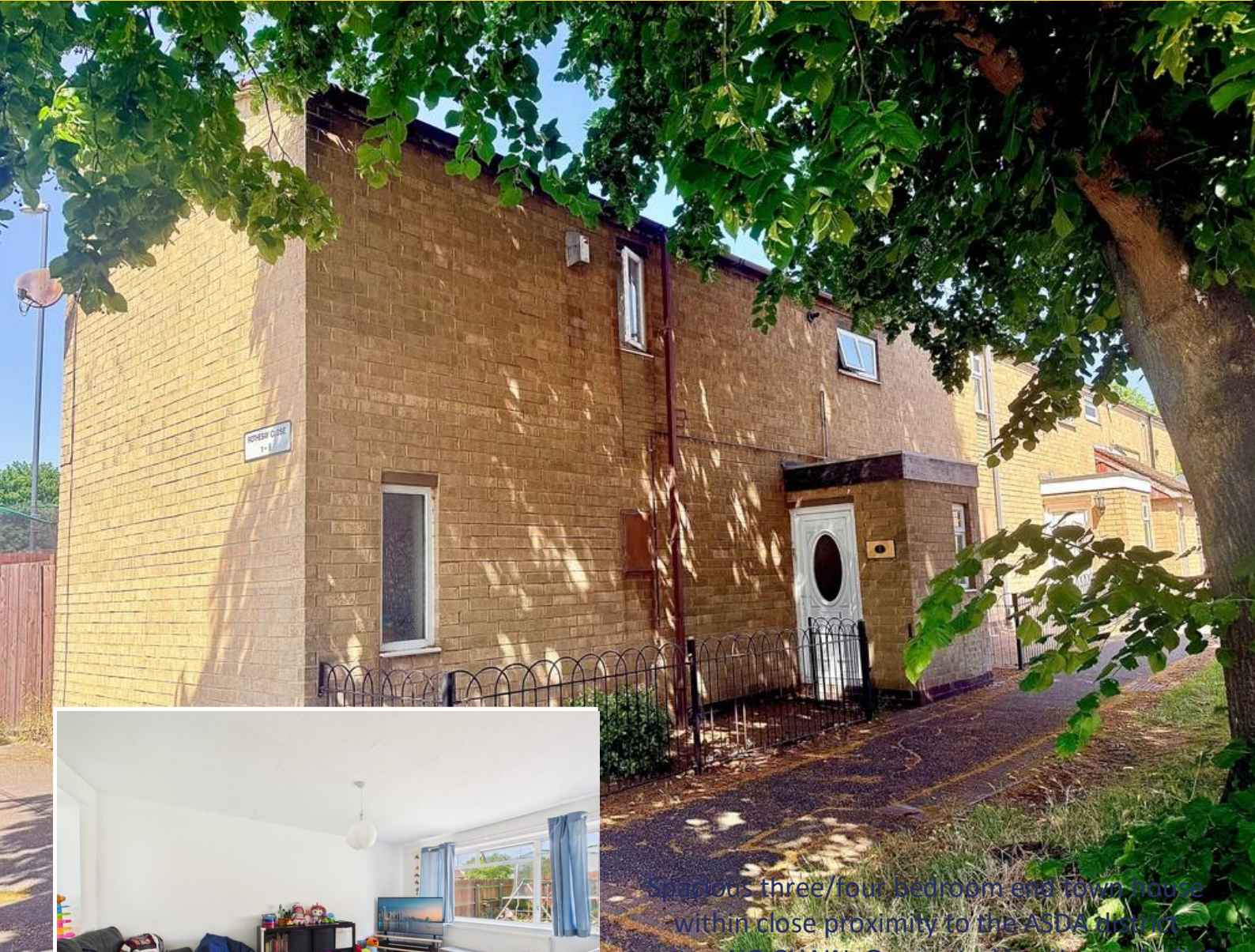


Rothesay Close

Sinfin, Derby, DE24 9ND



Spacious three/four bedroom end town house within close proximity to the ASDA district centre. NO CHAIN. Gas central heating and uPVC double glazing great buy for families and investor buyers.

£170,000



John German

Entrance to the property is via a uPVC double glazed entrance door to which opens into an entrance hall with a window to the front, built-in storage, stairs rising to the first floor and doors leading off to the ground floor accommodation including the ground floor WC which is fitted with two piece suite comprising vanity wash hand basin with base cupboard and tiled splashbacks and WC with hidden cistern, vinyl flooring.

The kitchen is fitted with a matching range of base and eye level units with worktop space over, polycarbonate sink unit with single drainer, mixer tap and ceramic tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, tumble dryer and cooker with extractor hood over, double glazed window to rear, and a matching entrance door to the garden.

The dining room is a very spacious multi-functional room with a double glazed patio door opening onto the garden and an under-stairs storage cupboard whilst the living room has double aspect windows over looking the front and rear elevations.

On the first floor stairs lead to a central landing with a window to the front, a built-in linen cupboard with shelving, boiler cupboard housing wall mounted gas combination boiler serving heating system and domestic hot water and doors to the bedrooms and bathroom.

The master bedroom is a generous double overlooking the rear garden whilst bedroom two is an equally well proportioned room this time with two windows over looking the garden, the room also has two entrance doors and could be split to make two smaller single rooms. Bedroom three is a good sized single room that could accommodate a double bed if required.

The family bathroom has been fitted with three piece suite comprising panelled bath with separate electric shower over, pedestal wash hand basin and low-level WC, with tiled splashbacks and window to the front.

Outside, to the front is a block paved fore garden with wrought iron railings which overlooks communal green space. The rear garden has a generous patio area leading onto a tiered lawn with gated access onto Grampion Way, timber screen fencing and double timber gates for potential vehicular access subject to planning

permission, concrete shed with power laid on and a further timber shed to remain and outside tap for garden hose. To the side of the house is ample residents parking.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Agents notes: It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request. It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Residents parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/01072026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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