



**GADSBY
NICHOLS**

7 Church Mews, Spondon, Derby, DE21 7NQ
£190,000



A THREE-BEDROOMED SEMI-DETACHED HOME, enjoying a courtyard-style development close St. Werburghs Church, the old village centre of Spondon, and range of local amenities. The property is offered with IMMEDIATE VACANT POSSESSION, and is need of a complete scheme of refurbishment. Having the benefit of gas central heating and UPVC double glazing, the accommodation briefly comprises: -

GROUND FLOOR, entrance hall, cloaks/WC, through-lounge dining room, and kitchen. FIRST FLOOR, landing, three well-proportioned bedrooms, and bathroom. OUTSIDE, small foregarden, small easily managed rear garden, and detached single garage. EPC C, Council tax Band B.

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THE PROPERTY

Offered with immediate vacant possession is this semi-detached property, ideal for full refurbishment to individual taste, and comprising; entrance hall, cloaks/WC, through-lounge dining room, kitchen, three well-proportioned bedrooms, bathroom, gardens, and single garage.

LOCATION

The property enjoys a courtyard-style position, close to St. Werburghs Church and Spondon Old Village centre, providing a range of local amenities to include; day-to-day shopping, hair and beauty salons, public houses, eateries, places of worship, schooling, and leisure facilities. Spondon is a popular residential location, with ease of access also afforded to the A52, which in turn provides links to Derby, the M1 Motorway, and Nottingham.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed along the A52 towards Nottingham, taking the eventual slip-road exit to Spondon Village onto Lodge Lane, at the bend in the road take the left-hand turn into Church Street, passing St. Werburghs Church on the left-hand side to find the turning into Church Mews just after, on the left-hand side.

What 3 Words // shot.slim.towers

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13522.

SERVICES

PLEASE NOTE, the agents have not tested any of the services, and no warranties are given or implied.

ACCOMMODATION

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

GROUND FLOOR

ENTRANCE HALL

Having UPVC double glazed front door, central heating radiator, and stairs to the first floor.



CLOAKS/WC

Having suite comprising; low-level WC, and wash hand basin, together with UPVC double glazed window, and housing a Worcester wall-mounted gas0-fired combination boiler for providing domestic hot water and central heating.

THROUGH-LOUNGE DINING ROOM

6.43m x 4.45m max 2.90m min (21'1" x 14'7" max 9'6" min)



Measurements are '21'1" x 14'7" maximum, 9'6" minimum/6.43m x 4.45m maximum, 2.90m minimum'.



Having fitments comprising; three double base units, three double wall units, and larder unit, together with built-in cupboard, stainless steel sink unit with single drainer, integrated electric hob and double oven,

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work surface areas with tiled splashbacks, central heating radiator, and UPVC double glazed door and window to the rear.

FIRST FLOOR

LANDING

Having built-in cupboard, and access to the loft space.

BEDROOM ONE

3.40m x 2.72m (11'2" x 8'11")

Having fitments comprising; double wardrobe with top cupboards, together with UPVC double glazed window, and central heating radiator.

BEDROOM TWO

3.12m x 2.87m (10'3" x 9'5")



Having fitments comprising; double wardrobe with top cupboards, together with central heating radiator, and UPVC double glazed window.

BEDROOM THREE

2.90m x 2.16m plus (9'6" x 7'1" plus)



Measurements are 'plus door recess'. Having built-in wardrobe, UPVC double glazed window, and central heating radiator.

BATHROOM

2.16m x 1.93m (7'1" x 6'4")



Having suite comprising; panelled bath, low-level

WC, and pedestal wash hand basin, together with part-tiled walls, UPVC double glazed window, and central heating radiator.

OUTSIDE

FOREGARDEN

Small foregarden area.

REAR GARDEN

Small, easily-managed, enclosed rear garden.

DETACHED GARAGE

4.88m x 2.29m (16'0" x 7'6")



Situated within the courtyard, of brick construction with up-and-over door to the front.

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.

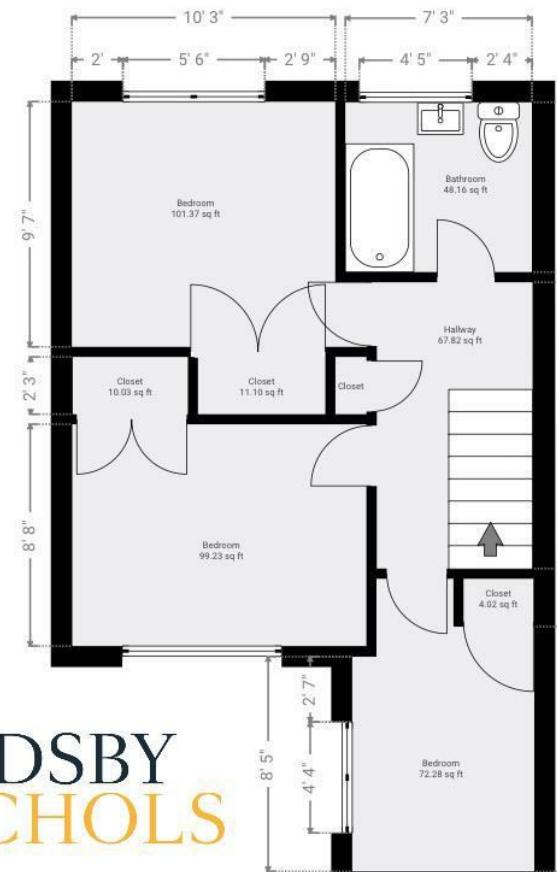
Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

REF: R13522

▼ Ground Floor



▼ 1st Floor

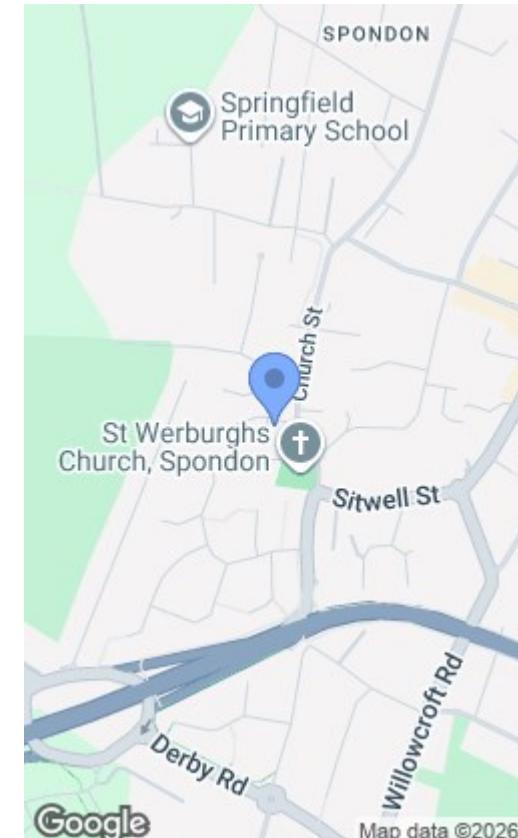


It must be noted we try to ensure the accuracy of the floor plan; however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.

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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 illustrative purposes, and should be used as such by any prospective



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|--|---|--|
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | | EU Directive 2002/91/EC | |
| England & Wales | | EU Directive 2002/91/EC | |