

Nottingham Road

Chaddesden, Derby, DE21 6PD



Traditional semi detached home set on a large mature plot with great potential, in need of refurbishment. Featuring two lovely reception rooms, kitchen with built-in pantry, three bedrooms and first floor bathroom.

£215,000

John German

This traditional property is located close to the main shopping area, on a regular bus route and with great transport links via A52, A50, M1.

Entrance to the property is via an open storm porch with entrance door into the entrance hallway, with staircase rising to the first floor and doors into the two main reception rooms.

The lounge is situated to the front of the property with a bay window overlooking the front garden, whilst to the rear is a generous dining room overlooking the rear garden.

Moving on through the property, the kitchen is fitted with a range of base and eye level units with worksurfaces over, a stainless-steel sink unit and space for appliances. There is also a built-in pantry cupboard with storage shelving and an entrance door to the side.

On the first floor, bedrooms one and two are both double in size, together with a third single bedroom. The family bathroom is fitted with a three-piece suite comprising low flush WC, pedestal hand wash basin and panelled bath.

Outside, the property is set on a long mature plot well back from the road behind a wildflower garden and a separate lawned front garden. The long driveway leads along the side of the property providing extensive parking, as well as access to the detached garage. There is a further gravelled parking a turning area to the front.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

www.gov.uk/government/organisations/environment-agency

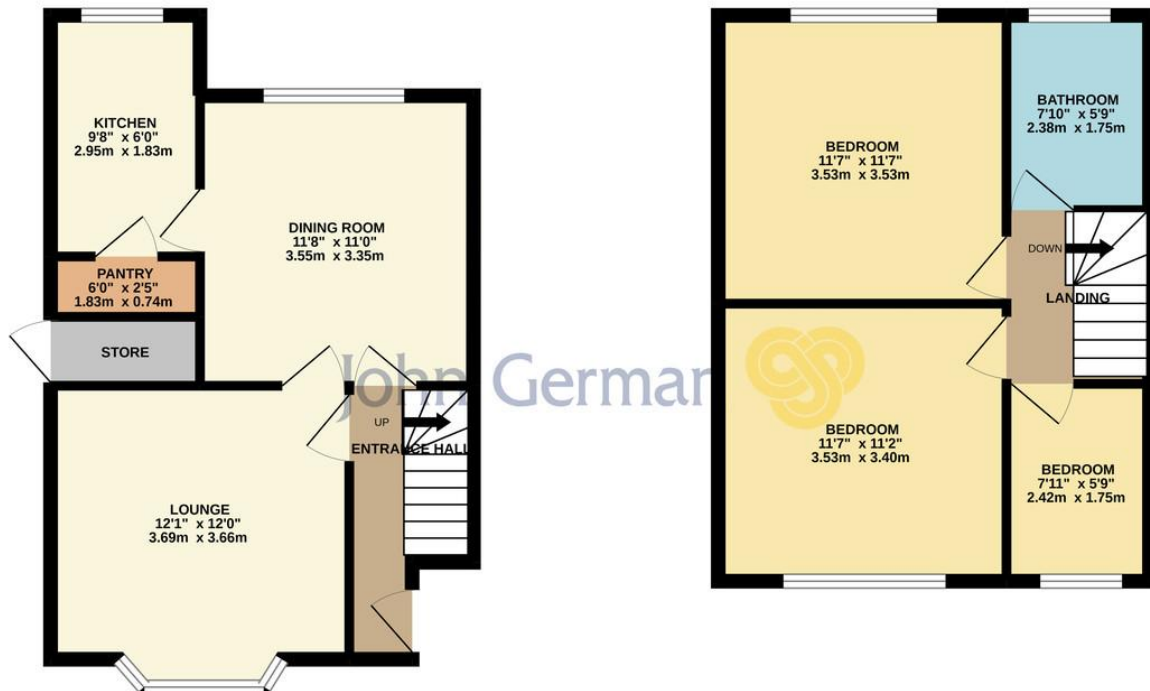
www.derby.gov.uk/environment-and-planning/planning/development-control/online-planning-register/

Our Ref: JGA/04052022

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

GROUND FLOOR

1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		















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Agents' Notes

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