

Gertrude Road

Chaddesden, Derby, DE21 4JQ

John German



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£145,000

Offered for sale in a good position in this popular suburb with great access to local amenities and transport links is this three bedroomed home, perfect for first time buyers, young families and investors.

The property has full gas central heating and double glazing throughout and in brief comprises entrance hall, lounge/dining room and fitted kitchen. The first floor landing offers access to three bedrooms and bathroom. Outside, the property sits in an elevated position with integral garage. To the rear of the property there is an enclosed patio garden with raised level lawn.

Chaddesden has a full range of excellent local amenities including a good selection of shops, schooling and leisure facilities. Transport links include a regular bus service to Derby city centre and excellent road links via the A52/A50 and M1.

Entrance to the property is via steps to the side of the house which lead to the front entrance door opening into an entrance lobby with doors leading off to the main living spaces. The kitchen is fitted with a range of base and drawer units with granite effect work surfaces over and tiled surrounds, inset one and a half bowl sink unit, wall mounted cupboards, space for freestanding cooker with extractor hood above, further space suitable for fridge, freezer and washing machine and UPVC double glazed window to the front elevation. The lounge/dining room, overlooks the rear garden via floor to ceiling uPVC double glazed sliding patio doors and a UPVC double glazed bay window. Central heating radiator, laminate flooring, staircase to the first floor.

On the first floor stairs lead to a central landing with a built-in airing cupboard housing the combination boiler. Bedroom one has a central heating radiator, built-in cupboard and uPVC double glazed window to the rear elevation. Bedroom two has a central heating radiator and a uPVC double glazed window to the front elevation. Bedroom three has a central heating radiator and uPVC double glazed window to the rear elevation. The family bathroom is fitted with a low flush WC, pedestal wash hand basin, panelled bath with shower over, central heating radiator and uPVC double glazed window to the front elevation.

Agents note: It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

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

Property construction: Standard

Parking: Drive & garage

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/>

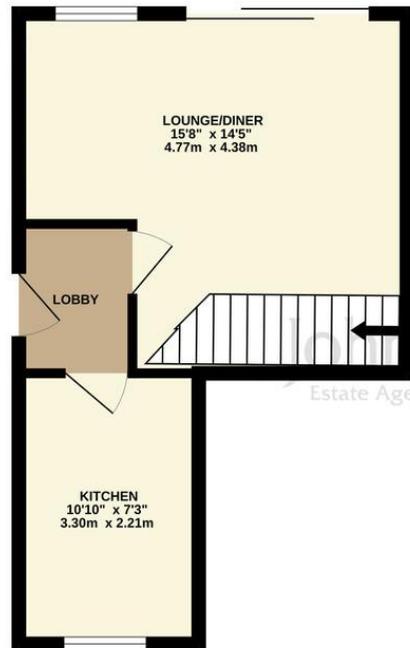
Local Authority/Tax Band: Derby City Council / Tax Band B

Our Ref: JGA/20022026





GROUND FLOOR
304 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

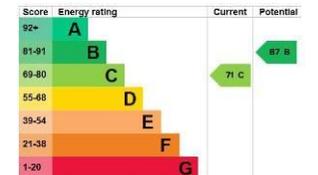
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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