

3 Marina Drive, Spondon, Derby, DE21 7AF

Offers Around £220,000

Freehold



- No Upper Chain
- Requires Some Modernisation
- Driveway & Garage
- Enclosed Rear Garden
- Porch, Hallway & WC
- Through Lounge/Dining Room & Kitchen
- Two Bedrooms & Bathroom
- Sought After Village Location
- Conveniently Positioned
- Close to Transport Links





Summary

This is a well-positioned, two bedroom, semi-detached residence in a quiet cul-de-sac location in popular Spondon. The property is sold with the benefit of no upward chain and features porch, entrance hall, fitted guest cloakroom, through lounge/dining room, kitchen, two first floor bedrooms and bathroom.

Outside is a private, enclosed garden and the property benefits from a driveway and detached garage.

F&C

The Location

Spondon is very desirable and has a bustling high street with a varied selection of amenities, good schooling at all levels, a bus service into Derby City Centre, easy access to Derby and Nottingham, nearby retail park and train station.

Accommodation

Ground Floor

Entrance Hall

15'11" x 5'10" (4.86 x 1.80)

An entrance door provides access to the porch with a further panelled and glazed door to entrance hallway with central heating radiator and staircase to first floor.

WC

4'9" x 2'8" (1.46 x 0.83)

Lounge/Dining Room

16'3" x 8'4" x 11'7" x 10'9" (4.97 x 2.56 x 3.55 x 3.30)

Having two central heating radiators, fireplace, decorative coving, ceiling rose, window to front and French doors to rear.



Kitchen

10'2" x 8'4" (3.10 x 2.56)

Comprising a U-shaped, granite effect worktop with tiled surround, stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, appliance spaces suitable for electric cooker, fridge, freezer, washing machine, door to side and window to rear.



First Floor Landing

6'1" x 4'0" (1.87 x 1.23)

Bedroom One

16'2" x 14'0" (4.95 x 4.29)

With central heating radiator and window to front.



Bedroom Two

11'9" x 10'11" (3.59 x 3.34)

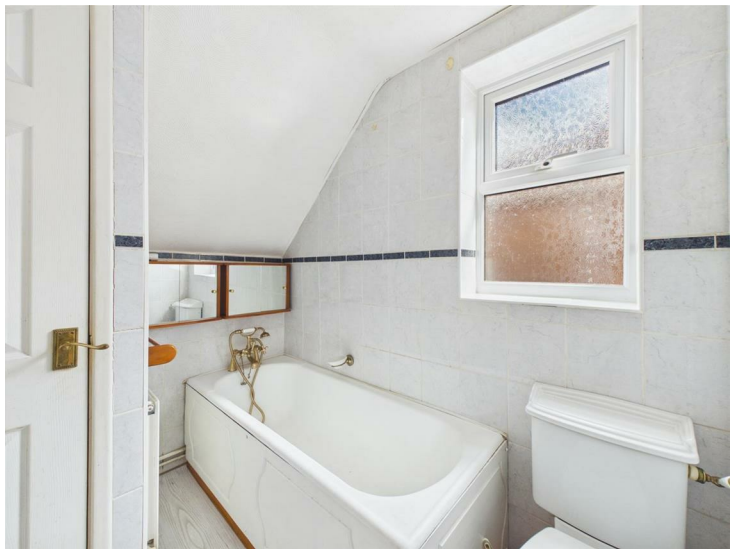
Having central heating radiator with window to rear.



Bathroom

7'4" x 5'11" (2.24 x 1.82)

Comprising low flush WC, pedestal wash handbasin, bath, airing cupboard, central heating radiator and window to side.



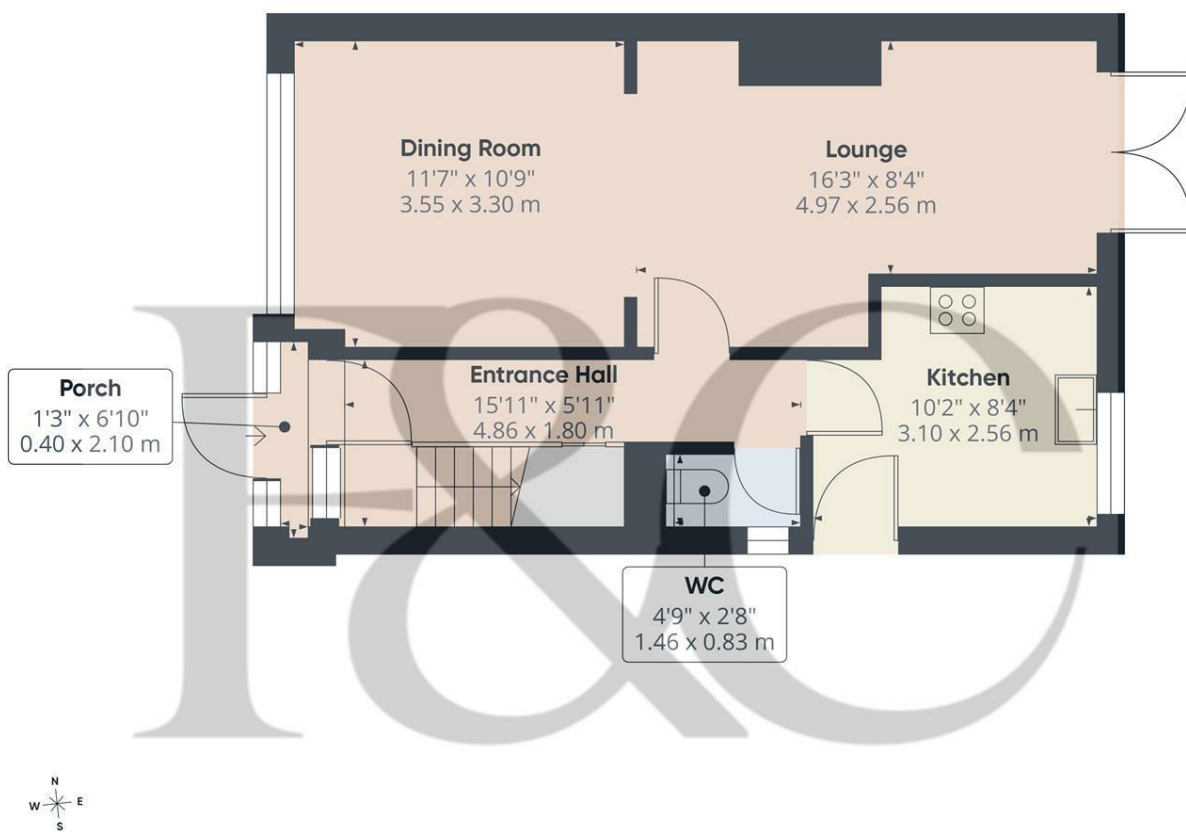
Outside

The property is set back behind a lawned fore garden with block paved driveway down the side of the property leading to a detached garage.

To the rear of the property is a private, enclosed garden which requires attention



Council Tax Band B



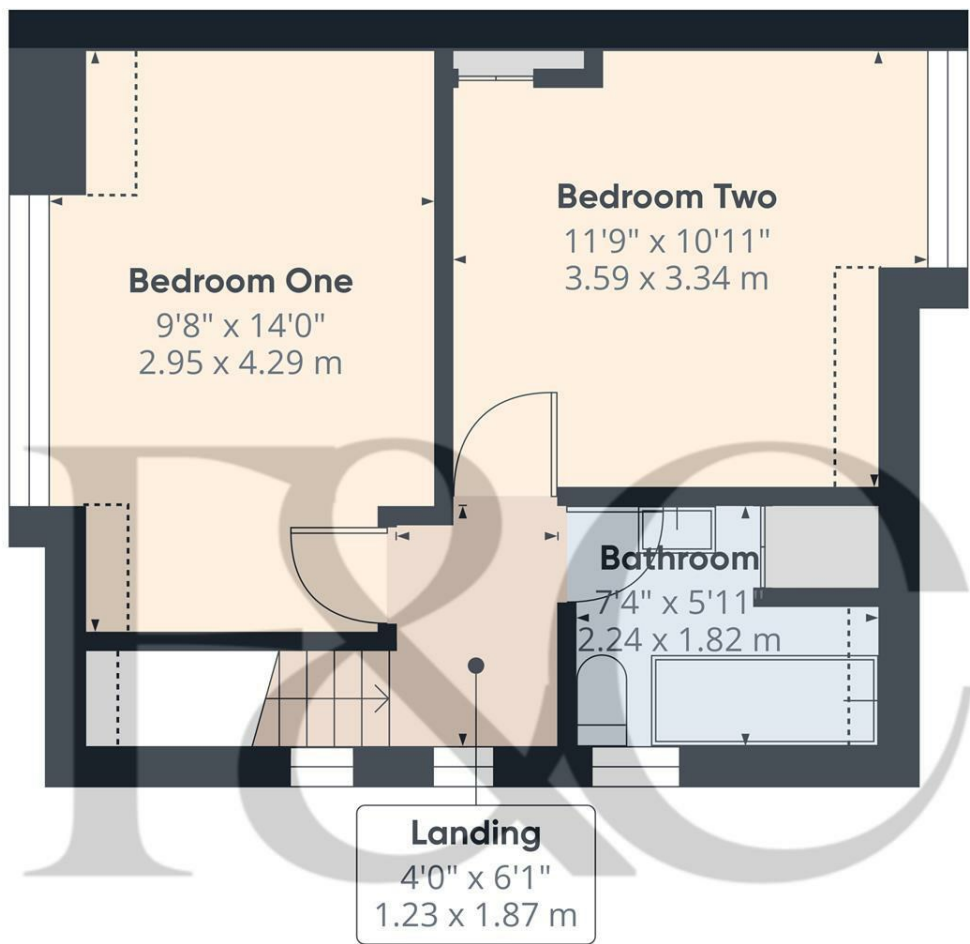
Floor 0

Approximate total area⁽¹⁾
459 ft²
42.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area⁽¹⁾
312 ft²
29 m²

Reduced headroom
14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council Tax Band: B
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	