



## 00 Craddock Avenue, Derby, DE21 7HS Offers in excess of £200,000

**\*\* OFFERED WITH NO ONWARD CHAIN \*\***

Situated in a residential area of similar homes lies this spacious a semi detached home. The location is convenient and has good access into the city of Derby.

A well-proportioned three-bedroom family home offering approximately 1,007 sq. ft. of internal accommodation across two floors. The property features a spacious lounge, separate dining room, fitted kitchen with larder storage, and an extended utility/storage area leading to a ground-floor shower room.

Upstairs comprises three bedrooms, including two generous doubles and a well-sized single bedroom, alongside a family bathroom and separate WC. Additional benefits include useful storage cupboards, a practical layout ideal for family living, and excellent potential for modernisation or further enhancement subject to the necessary consents.

The property offers flexible living space throughout and would suit families, first-time buyers, or investors alike.

Outside is a generous garden laid with lawn and patio. Parking to the front.

LOCATION: Spondon railway station is a short distance for those looking to commute into the city centre. Local amenities are also nearby including local shops, supermarkets, schools and leisure facilities.



**Disclaimer**

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

