



GADSBY
NICHOLS

1 Elm Grove, Allestree, Derby, DE22 2HB
Offers Around £235,000

1 Elm Grove, Allestree, Derby, DE22 2HB



A THREE-BEDROOMED SEMI-DETACHED residence, enjoying an impressive wide frontage site, in a cul-de-sac setting, within the popular suburb of Allestree. The property is available with IMMEDIATE VACANT POSSESSION, and offers the discerning purchaser the opportunity to undertake further refurbishment, structural extension, and alterations to their own requirements, and subject to obtaining the usual approvals. Having the benefit of gas central heating, and double glazing, the accommodation briefly comprises: -

GROUND FLOOR, entrance hall, front lounge, breakfast kitchen with walk-in pantry, and side porch with built-in store/potential utility room. FIRST FLOOR, landing, three well-proportioned bedrooms, bathroom with shower, and separate WC. OUTSIDE, wide frontage with ample space for driveway and garage, together with side garden, and rear garden incorporating a built-in workshop. EPC D, Council Tax Band B.

1 Elm Grove, Allestree, Derby, DE22 2HB

THE PROPERTY

A traditional two-storey semi-detached residence, which offers scope for the discerning purchaser to structurally extend the property, if so required and subject to obtaining the usual planning and building regulations approvals, together with refurbishment and internal reconfiguration to their own requirements and taste. The property is offered with immediate vacant possession and briefly comprises; entrance hall, lounge, breakfast kitchen with walk-in pantry, enclosed side porch/potential utility room, landing, three bedrooms, bathroom, separate WC, front garden, side garden, and rear garden with workshop. There is ample space for a driveway and garage, if so required, and subject to obtaining the necessary approvals.

LOCATION

The property enjoys a cul-de-sac setting within the popular suburb of Allestree, well served by local amenities to include; day-to-day shopping, places of worship, doctors and dentist surgeries, hair and beauty salons, public houses, eateries, recreational facilities, and highly regarded schooling to include Portway and Lawn primary schools, and Woodlands secondary school. Ease of access is afforded to the A38 and A52 for commuting throughout the region. Derby city centre, the Royal Derby Hospital, Derby University, and the Markeaton and Allestree parks are all readily accessible. There is a regular bus service into Derby city centre.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed north along Kedleston Road, passing Markeaton Park on the left and Derby University on the right, before turning right at The Markeaton public house into Allestree Lane, at the end of Allestree Lane, at the T-junction, turn left then immediately right into

Woodland Road, and then into Laburnum Crescent, and right into Elm Grove.

What 3 Words /// home.stoves.feels.

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13474.

ACCOMMODATION

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

GROUND FLOOR

ENTRANCE HALL

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

FRONT LOUNGE

4.72m x 3.63m max (15'6" x 11'11" max)



having UPVC double glazed window to the front, attractive Adam-style fire surround with marble hearth and fitted 'living flame' coal-effect gas fire, and central heating radiator.



BREAKFAST KITCHEN

3.45m x 2.90m (11'4" x 9'6")



Having fittings comprising; one double base unit, three single base units, one double wall unit, and three single wall units, together with single-drainer sink unit, work surface areas with tiled splashbacks, plumbing for automatic washing machine, hardwood aluminium double glazed window to the rear, central

1 Elm Grove, Allestree, Derby, DE22 2HB

heating radiator, walk-in pantry, and hardwood aluminium double glazed side door to the: -

ENCLOSED SIDE PORCH

Having part-glazed door to outside.

BUILT-IN STORE

Having power point, and understairs store, which affords the potential to be reconfigured into a utility room.

FIRST FLOOR

LANDING

Having UPVC double glazed window, and built-in cupboard, together with access to the part-boarded loft space, by way of a loft ladder, and the loft space having electric light.

FRONT BEDROOM ONE

3.63m x 3.51m max (11'11" x 11'6" max)



Having UPVC double glazed window, and central heating radiator.

REAR BEDROOM TWO

3.63m x 2.74m (11'11" x 9'0")



Having central heating radiator, and hardwood double glazed window to the rear.

BEDROOM THREE

2.90m x 2.54m (9'6" x 8'4")



Having hardwood aluminium double glazed window, central heating radiator, and modern wall-mounted

gas-fired combination boiler providing domestic hot water and central heating.

BATHROOM



Having white sanitary ware comprising; panelled bath with electric shower over, and pedestal wash hand basin, together with UPVC double glazed window, and central heating radiator.

1 Elm Grove, Allestree, Derby, DE22 2HB

SEPARATE WC



Having low-level WC, and UPVC double glazed window.

OUTSIDE

FRONT GARDEN



Impressive wide-frontage garden, having lawn, and flower and shrub borders, and incorporates ample

space for driveway and garage space, subject to requirements and approvals.

SIDE GARDEN

Having block-paved pathway, and lawn.

REAR GARDEN



Having lawn, and block-paved patio, and incorporating: -

BUILT-IN WORKSHOP/STORE

2.62m x 1.52m (8'7" x 5'0")

Useful workshop, or affords the potential to be incorporated within the main accommodation.

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.

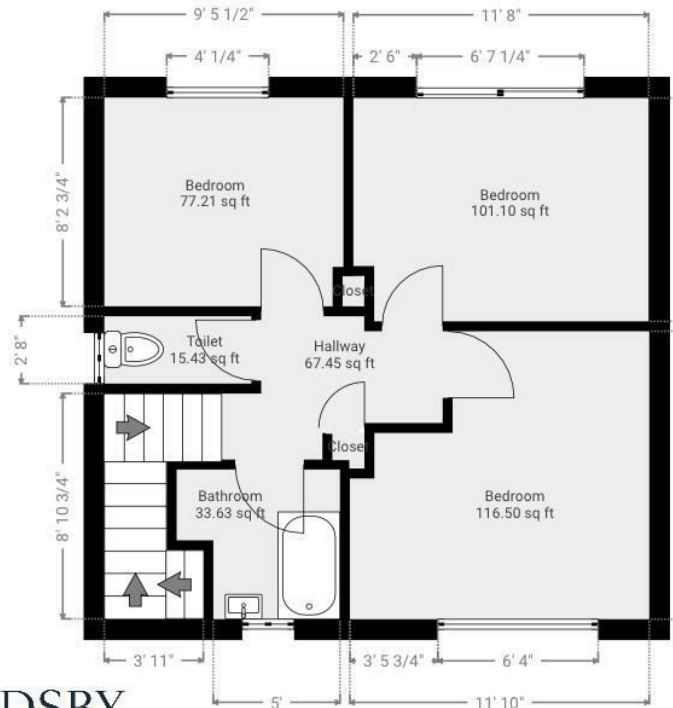
REF: R13474

1 Elm Grove, Allestree, Derby, DE22 2HB

▼ Ground Floor

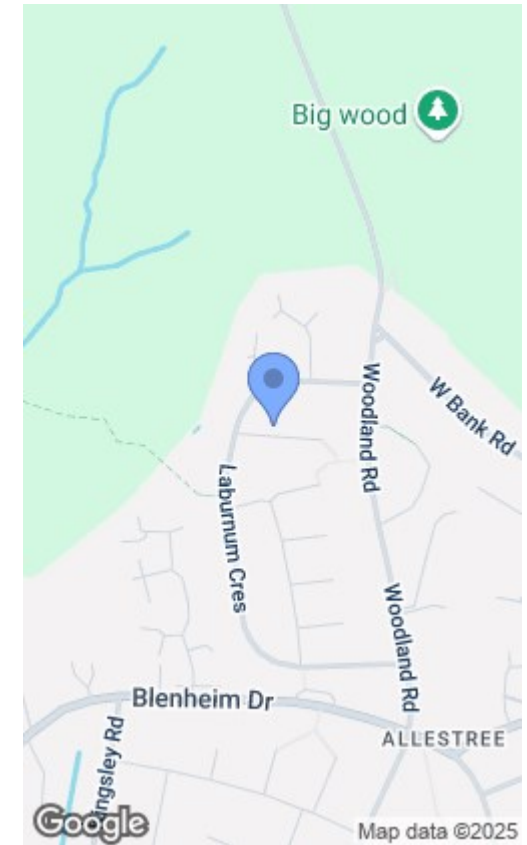


▼ 1st Floor



**GADSBY
NICHOLS**

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92-100) A		(81-89) A	
(89-91) B		(69-80) B	
(85-88) C		(55-68) C	
(82-84) D		(39-54) D	
(79-81) E		(21-38) E	
(76-78) F		(11-20) F	
(73-75) 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

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

Gadsby Nichols
Suite 18 Kings Chambers,
Queen Street, Derby DE1 3DE

Residential
01332 296 396
enquiries@gadsbynichols.co.uk

Commercial
01332 290 390
commercial@gadsbynichols.co.uk



www.gadsbynichols.co.uk