



## 18 Sherwood Avenue, Chaddesden Derby, DE21 6NP Offers Over £180,000

AN APPEALING, TRADITIONAL, THREE-BEDROOMED, BAY-WINDOWED SEMI-DETACHED, residence, enjoying a head of cul-de-sac position, in a mature and desirable residential location. Available with IMMEDIATE VACANT POSSESSION, the property benefits from gas central heating and double glazing, and briefly comprises: -

GROUND FLOOR, canopy porch, entrance hall, front lounge with bay window, rear dining room with patio doors, and kitchen. FIRST FLOOR, landing, three bedrooms, modern shower room, and separate WC. OUTSIDE, front garden, car standing spaces, and good-sized mature rear garden. EPC E, Council Tax Band B.

### Gadsby Nichols

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## 18 Sherwood Avenue, Chaddesden, Derby, DE21 6NP

### The Property

A highly appealing, traditional bay-windowed semi-detached residence, which has seen improvement in recent years, yet offers scope for further improvement and refurbishment to individual taste. The property affords a well-proportioned interior, available with immediate vacant possession, and briefly comprising, canopy entrance porch, entrance hall, two reception rooms, kitchen, three bedrooms, shower room, separate WC, front garden, car standing, and mature rear garden incorporating sheds and workshop.



### Location

The property enjoys a desirable residential location, in a pleasant head-of-cul-de-sac position, in a mature setting, close to Chaddesden Lane, and an excellent range of local amenities. Ease of access is afforded to the A52 and A38 for commuting further afield.

### Directions

When leaving Derby city centre by vehicle, proceed from Pentagon traffic island on Nottingham Road towards Chaddesden, and after passing the cemetery on the right-hand side turn left into Reginald Road South, and third right into Sherwood Avenue.

What 3 Words /// holly.grace.middle

### Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13485.

### Accommodation

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

#### GROUND FLOOR

##### Canopy Entrance Porch

Having UPVC double glazed entrance door opening to the: -

##### Entrance Hall

Having stairs to the first floor with understairs store, UPVC double glazed window, and central heating radiator.

##### Front Lounge

3.66m x 3.48m max (12'0" x 11'5" max)

Measurements are 'maximum into bay'.

Having wide UPVC double glazed bay window to the front, brick fireplace with tiled hearth and fitted coal-effect stove (NOT TESTED), and central heating radiator.



##### Rear Dining Room

4.42m x 3.33m max (14'6" x 10'11" max)

Measurements are 'into rear bay'.

Having wide bay window to the rear incorporating UPVC double glazed sliding patio doors and side windows, Adam-style fire surround with marble hearth and fitted 'living flame' log-effect fire (NOT TESTED), and central heating radiator.



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### Kitchen

2.77m x 1.96m (9'1" x 6'5")

Having fitments comprising; two double base units, one double wall unit, and one single wall unit, together with stainless steel sink unit with single drainer, work surface areas, tiled floor, UPVC double glazed window to the rear, UPVC double glazed side entrance door, and wall-mounted Gloworm gas central heating boiler providing domestic hot water and central heating.



### FIRST FLOOR

#### Landing

Having UPVC double glazed window, and access to the loft space.

#### Front Bedroom One

4.09m x 3.20m max (13'5" x 10'6" max)

Measurements are 'maximum into bay window, and wardrobes'.

Having fitments comprising; two built-in double wardrobes, and double unit incorporating shelving, together with wide UPVC double glazed bay window to the front, and central heating radiator.



#### Rear Bedroom Two

3.43m x 3.35m max (11'3" x 11'0" max)

Having fitments comprising; two fitted double wardrobes incorporating shelving, further dressing shelf, and drawers, together with UPVC double glazed window, and central heating radiator.



#### Front Bedroom Three

2.36m x 2.13m max (7'9" x 7'0" max)

Having UPVC double glazed oriel window to the front, and central heating radiator.



#### Shower Room

Having modern white sanitary ware comprising; wash hand basin in vanity unit with cupboards under, and quadrant corner shower cubicle with shower unit, together with UPVC double glazed window, tiled and wet-boarding to the walls, central heating radiator, and built-in airing cupboard housing the hot water cylinder.



#### Separate WC

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

### OUTSIDE

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### Front Garden

Set back behind low brick walling, with wrought-iron railings, and wrought-iron double gates opening to the tarmacadam car standing spaces, together with brick wall and inset wrought-iron gate to the side providing access to the: -

### Side Garden

Having lawn, flower and shrub borders, and attached brick store.



### Rear Garden

A particular feature to note is the good-sized, pleasant rear garden, having paved patio, lawn, well-stocked flower and shrub borders, and screened by hedging for privacy. Within the rear garden on a further paved patio area, are two timber sheds/workshops, and a greenhouse.



## 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.

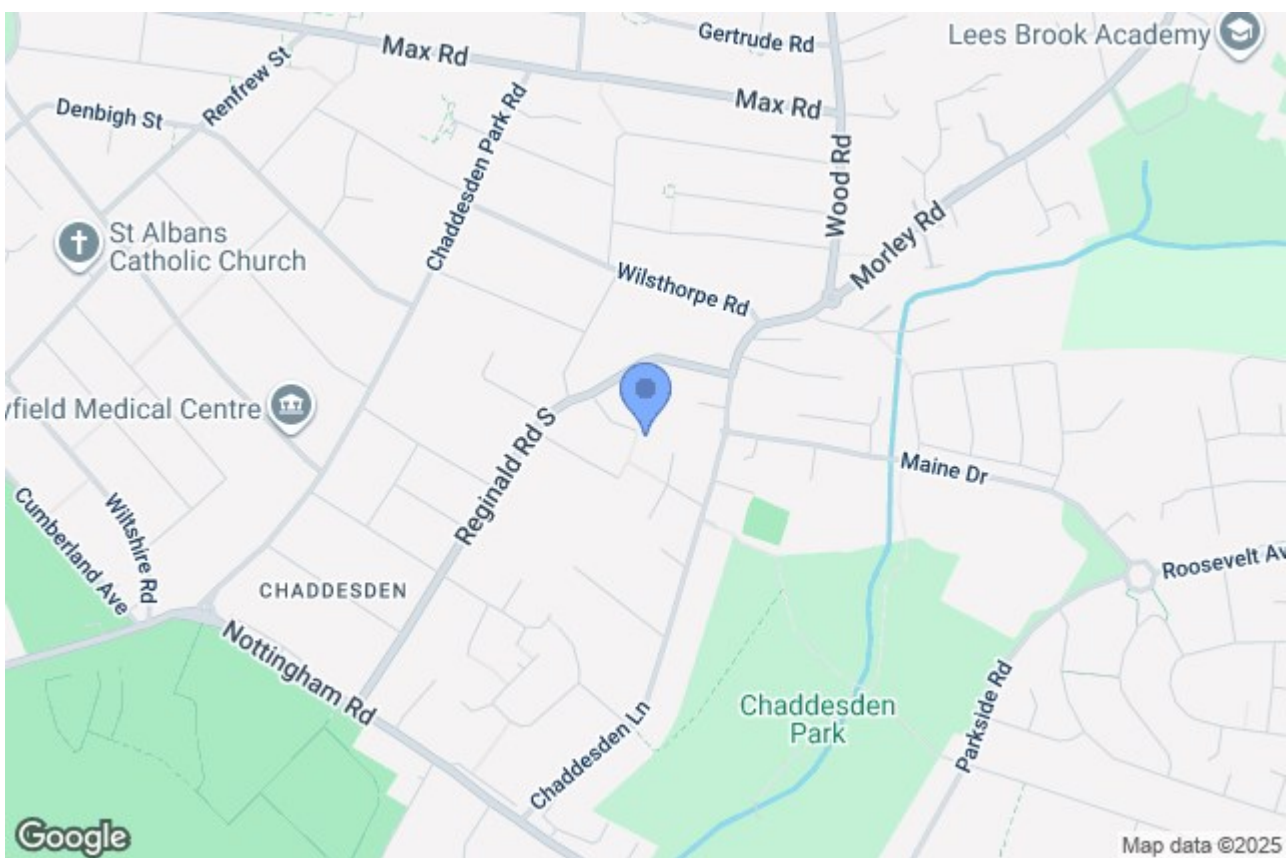
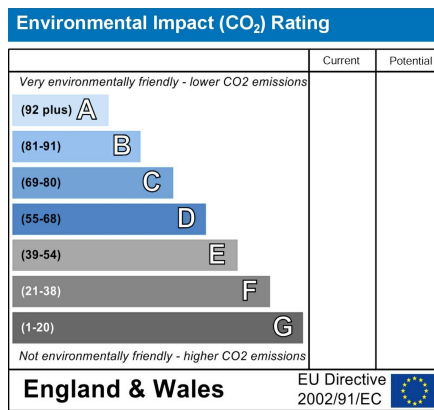
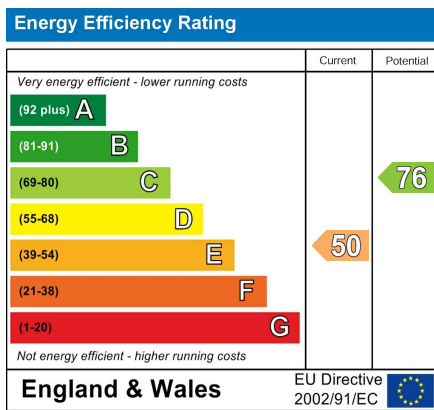
In order to carry out the identity checks, we will need to request the following: -

- 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: R13485**





#### 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.

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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

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