



**GADSBY
NICHOLS**

7 Sherwood Avenue, Chaddesden, Derby, DE21 6NP
£230,000



A DELIGHTFULLY PRESENTED SEMI-DETACHED BUNGALOW, enjoying a sought-after cul-de-sac position, in a mature and desirable residential location. Viewing is essential to be fully appreciated. The bungalow has been the subject of an extensive scheme of modernisation and refurbishment over the past years. The highly adaptable interior has the benefit of gas central heating and double glazing, and briefly comprises: -

GROUND FLOOR, porch, entrance hall, front lounge with bay window, dining room, kitchen, two bedrooms and shower room. FIRST FLOOR, loft room. OUTSIDE, single garage, front garden, paved driveway, and private rear garden. EPC D, Council Tax Band B.

THE PROPERTY



The property enjoys a sought after cul-de-sac position and offers well-maintained and immaculately presented accommodation, and available with no upward chain. The property has been the subject of extensive refurbishment, and comprises; reception hallway, two reception rooms, kitchen, two double bedrooms, modern shower room, first floor loft room, gardens to both front and rear, together with a driveway to the garage. Viewing is highly recommended.

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 // salt.posed.shades

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13515.

ACCOMMODATION

Having the benefit of gas central heating and UPVC double glazing, (apart from the internal front door leading into the hall) the detailed accommodation comprises: -

GROUND FLOOR

SIDE ENTRANCE

Having UPVC double doors leading to a small porch opening to the original front door.

ENTRANCE HALLWAY

Spacious hallway with radiator, and doors to all principal rooms.

KITCHEN

2.57m x 2.31m (8'05" x 7'07")



Fitted kitchen with a range of wall and base units, stainless steel sink unit with mixer taps, gas hob with electric oven under and cooker hood above, with complimentary work surfaces, and tiled splash backs, useful storage cupboard, double glazed window overlooking the rear garden, tile-effect cushioned flooring, double glazed door to garden, and archway opening to the:-

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DINING ROOM

3.48m x 2.49m (11'05" x 8'2")



A lovely light dining room with double glazed window to the side, and central heating radiator.

LOUNGE

3.66m x 3.66m (12'0" x 12'0")



Spacious lounge with stone fireplace, inset gas coal-effect fire with electric ignition, standing on quarry-tiled hearth, together with double glazed window to the front, and central heating radiator.



MODERN SHOWER ROOM

1.93m x 2.06m (6'04" x 6'09")



Delightful shower room with heated ceramic-tiled floor, fully-tiled walk-in shower with shower attachments, wash hand basin with vanity unit under, heated towel rail , and double glazed obscured window to side.



BEDROOM ONE

4.04m x 5.64m into (13'3" x 18'6" into)



Measurements are 'into wardrobes'.
Having fitted wardrobes, radiator, and double glazed window overlooking the rear garden.

BEDROOM TWO

2.74m x 2.49m (9'12" x 8'2")



Having double glazed window to front, radiator, and door to understairs cupboard.

FIRST FLOOR

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LOFT ROOM

3.68m x 3.68m (12'01" x 12'01")



Spacious loft room having double glazed window, and door opening into a very large storage space which houses the gas-fired combination boiler, providing domestic hot water and central heating. This room would suit a variety of uses, and subject to obtaining the usual planning and building regulation approvals, would also be suitable as additional accommodation.

OUTSIDE

FRONT GARDEN



Small front garden with neatly trimmed hedge and long driveway to the side leading to the: -

DETACHED SINGLE GARAGE



Having up-and-over door to the front.

REAR GARDEN



Mainly laid to lawn with flower beds, shrubs, and small trees.



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.

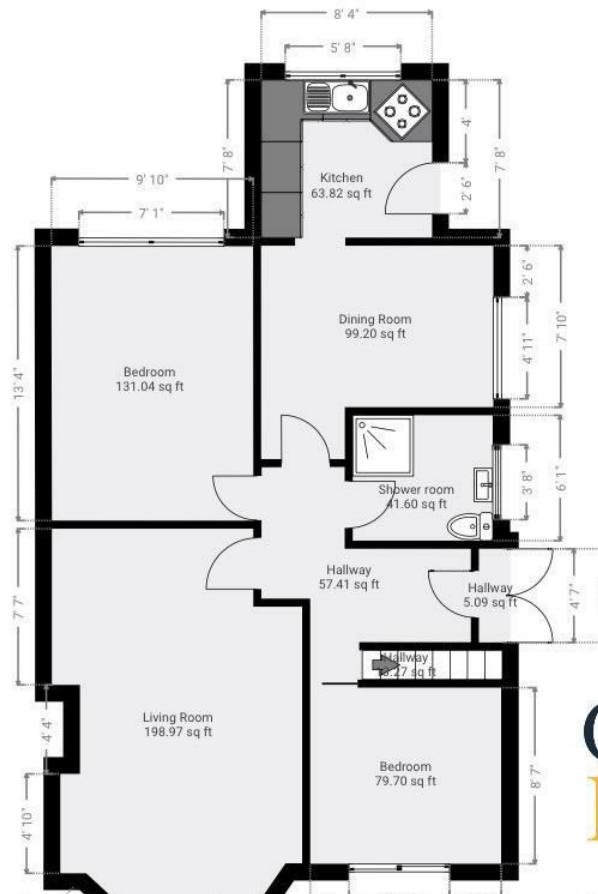
In order to carry out the identity checks, we will need to request the following: -

- 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.

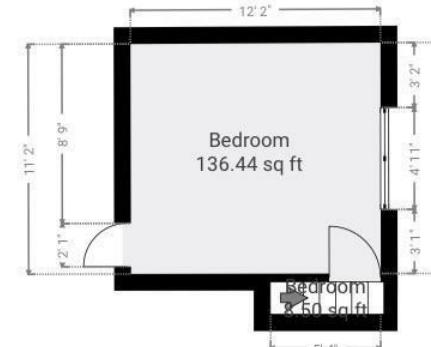
Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

REF: R13515

▼ **Ground Floor**



▼ 1st Floor



GADSBY NICHOLS

It must be noted we are not responsible for 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.

Band	Description	Current	Potential
A (Very energy efficient - lower running costs)	(B2+8)	A	
B	(B1-9)	B	
C	(B9-89)	C	
D	(55-68)	D	67
E	(59-54)	E	
F	(21-38)	F	
G (Not energy efficient - higher running costs)	(1-29)	G	75

EU Directive 2002/91/EC

A horizontal scale for environmental impact rating. The scale is labeled 'Environmental Impact (CO2) Rating' at the top. It features a gradient from light blue on the left to dark blue on the right. The scale is marked with letters and ranges: 'Very environmentally friendly - lower CO2 emissions' at the top left, followed by '(E2 plus) A', '(E1-91) B', '(E9-80) C', '(55-48) D', '(39-54) E', '(21-38) F', and '(1-20) G'. At the bottom right, it says 'Not environmentally friendly - higher CO2 emissions'. Below the scale, the text 'EU Directive 2002/91/EC' is visible, along with the European Union flag.

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