



GADSBY
NICHOLS

35 St. Cuthberts Road, , Derby, DE22 3JX
£265,000

35 St. Cuthberts Road, Derby, DE22 3JX



A WELL-PRESENTED, THREE-BEDROOMED, SEMI-DETACHED residence, adjoining and enjoying views over allotments to the rear, in a popular, mature residential location, within walking distance of the Royal Derby Hospital, and amenities. Requiring internal inspection to be fully appreciated, the well-proportioned interior has the benefit of gas central heating and double glazing, and briefly comprises: -

GROUND FLOOR, canopy entrance porch, entrance hall, front lounge, dining room with French doors, kitchen, lobby, and cloaks/WC. FIRST FLOOR, landing, and loft room affording potential additional bedroom, together with three bedrooms, and modern shower room. OUTSIDE, front garden, car standing spaces, and mature rear garden of over 50-feet in depth. EPC D, Council Tax Band B.

35 St. Cuthberts Road, , Derby, DE22 3JX

THE PROPERTY



A much-improved, traditional post-war semi-detached residence, with recent improvements to include; replacement UPVC double glazing throughout during 2023-2024, and replacement gas-fired combination boiler in 2023. Internal inspection is highly recommended. The accommodation is well-presented, and comprises; canopy entrance porch, entrance hall, two reception rooms, kitchen, cloaks/WC, three bedrooms, modern shower room, and separate wash room with WC. In addition, there is a loft room, which offers potential for use as an additional bedroom, if so required, and subject to obtaining the usual planning and building regulation approvals. Outside the property benefits from car standing to the front, and a long, mature rear garden of approximately 50-feet in depth.

LOCATION



The property enjoys a popular residential location off St. Albans Road, within walking distance of the Royal Derby Hospital, and an excellent bus service providing links to Derby city centre and the town of Burton-upon-Trent. To the rear, the property adjoins and enjoys open aspects over the allotments, together with being close to a range of amenities available within the suburbs of Littleover and Mickleover, to include; day-to-day shopping, places of worship, doctors and dentist surgeries, hair and beauty salons, public houses, eateries, leisure facilities, and schooling. Ease of access is afforded to the A38, A50, and A52 for commuting throughout the region.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed southwest along Uttoxeter New Road towards Mickleover, and on reaching the ring road traffic lights turn left onto Manor Road, left into St. Albans Road, and left into St. Cuthberts Road.

What 3 Words /// paths.stamp.over

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13489.

ACCOMMODATION

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

GROUND FLOOR

CANOPY ENTRANCE PORCH

Having modern composite double glazed entrance door opening to the: -

ENTRANCE HALL

Having original wood flooring, central heating radiator, and stairs to the first floor.

LOBBY

Having understairs store, and: -

CLOAKS/WC

Having white suite comprising; low-level WC, and wash hand basin in vanity unit with cupboard under, together with UPVC double glazed window, and tiled floor.

35 St. Cuthberts Road, , Derby, DE22 3JX

FRONT LOUNGE

4.80m x 3.68m (15'9" x 12'1")



Having original, feature herringbone block-wood flooring, UPVC double glazed window to the front, ceiling coving, attractive Adam-style fire surround with marble hearth and back-plate, together with fitted log-effect electric fire, central heating radiator, and wide opening to the: -

DINING ROOM

3.15m x 2.84m (10'4" x 9'4")



Having feature, original herringbone wood flooring, UPVC double glazed double French doors and side windows opening to the rear garden, ceiling coving, and central heating radiator.

KITCHEN

3.18m x 2.69m (10'5" x 8'10")



Having modern fitments comprising; one double corner base unit, one double base unit, one single base unit, two double wall units, three single wall units, and one single wall unit with glazed door for display purposes, together with ample work surface areas with tiled splashbacks, fitted extractor hood and light, twin-bowl stainless steel sink unit with single drainer, plumbing for automatic washing machine, tiled floor, heated chrome towel rail, UPVC double glazed side window, and UPVC double glazed rear window.

FIRST FLOOR

LANDING

Having UPVC double glazed window, and aluminium oft ladder providing access to the: -

LOFT ROOM

5.77m x 3.86m max (18'11" x 12'8" max)

Measurements are 'maximum to eaves'.



35 St. Cuthberts Road, , Derby, DE22 3JX

Affording excellent scope for a further bedroom, subject to requirements and obtaining the necessary approvals.

FRONT BEDROOM ONE

4.83m x 3.71m max (15'10" x 12'2" max)



Having fitments comprising; two fitted double wardrobes, and one single wardrobe, together with UPVC double glazed window, and central heating radiator.

REAR BEDROOM TWO

3.15m x 2.82m (10'4" x 9'3")



Having fitments comprising; fitted single wardrobes either side of a double bed recess with top cupboards, together with central heating radiator, and UPVC double glazed window to the rear enjoying views over the allotments.

FRONT BEDROOM THREE

1.85m x 2.16m plus (6'1" x 7'1" plus)



Measurements are '6'1" x 7'1"/1.85m x 2.16m plus door recess'.

Having built-in cupboard, UPVC double glazed window, and central heating radiator.

SHOWER ROOM

Having suite comprising; corner quadrant shower cubicle with fitted Mira shower unit, and wash hand basin in vanity unit with cupboard under, together with heated chrome towel rail, UPVC double glazed window, part-tiled walls, and Baxi gas-fired combination boiler providing domestic hot water and central heating.

SEPARATE WASH ROOM

Having white suite comprising; corner wash hand basin, and low-level WC, together with half-tiled walls, and UPVC double glazed window.

OUTSIDE

35 St. Cuthberts Road, , Derby, DE22 3JX

FRONT GARDEN

Set behind hedging, and having car standing spaces, together with side access to the: -

REAR GARDEN



A particular feature to note is the long, mature rear garden being over 50-feet in depth, having crazy-paved patio, lawns, well-stocked flower and shrub borders, fruit tree, aluminium-and-glazed greenhouse, ornamental fish pond, and 45mm garden railway. The rear garden adjoins allotments to the rear.



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.

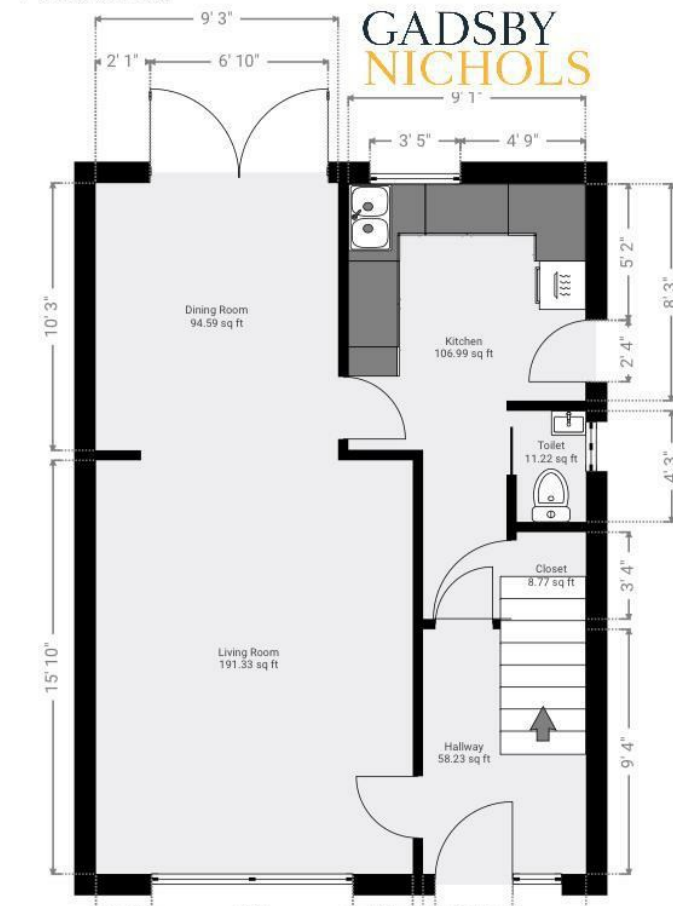
In order to carry out the identity checks, we will need to request the following: -

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: R13489

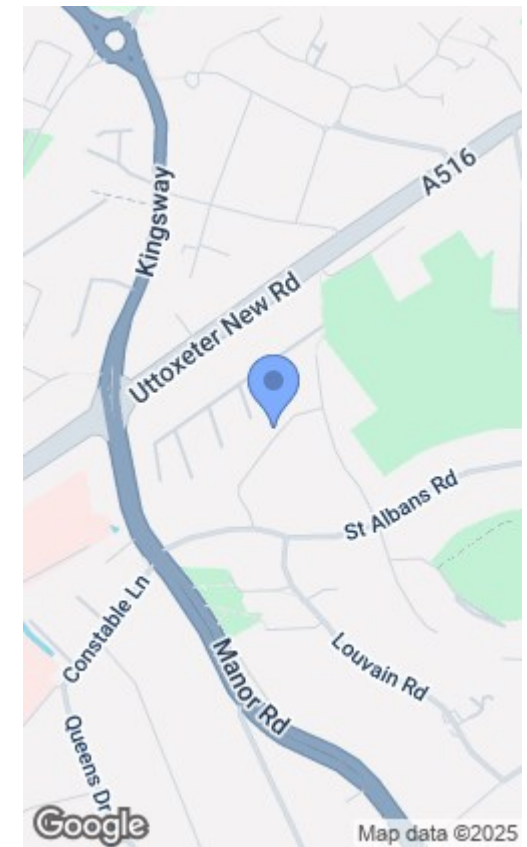


It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must 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.

This floor plan shows a 3-bedroom house with the following rooms and dimensions:

- Bedroom (Top Left):** 96.93 sq ft, 9' 5" wide by 10' 4" deep.
- Bedroom (Bottom Left):** 187.04 sq ft, 15' 5" deep.
- Bedroom (Bottom Right):** 54.85 sq ft, 6' 11" wide.
- Shower room:** 41.62 sq ft, 8' 9" wide by 2' 8" deep.
- Toilet:** 13.86 sq ft, 2' 6" wide by 3' 9" deep.
- Hallway:** 55.91 sq ft, 3' 9" wide.
- Closet (Top):** 4.28 sq ft, 2' 9" wide by 3' 9" deep.
- Closet (Bottom):** 4.28 sq ft, 2' 9" wide by 3' 9" deep.

The plan also includes a staircase with an upward arrow, a central hallway, and various wall thicknesses and door swings indicated by dashed lines.



Energy Efficiency Rating

Rating	Current (2019/20)	Potential (2002/03)
Very energy efficient - lower running costs	182 plus A	79
(81-91) B	151-161	58
(69-80) C	55-68	
D	39-54	
E	21-38	
F	11-20	
G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current (2019/20)	Potential (2002/03)
Very environmentally friendly - lower CO ₂ emissions	82 plus A	79
(81-91) B	151-161	58
(69-80) C	55-68	
D	39-54	
E	21-38	
F	11-20	
G		

Not environmentally friendly - higher CO₂ emissions

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