



GADSBY
NICHOLS

37 Hamilton Road, Spondon, Derby, DE21 7EH

£219,000

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A TRADITIONAL THREE-BEDROOMED SEMI-DETACHED residence, enjoying a well-established and sought-after residential location in the suburb of Spondon. The property offers an exciting opportunity for further refurbishment to individual taste, and is offered with IMMEDIATE VACANT POSSESSION. The property is within walking distance of Spondon centre and range of amenities. Having the benefit of gas central heating, uPVC double glazing, and cavity wall insulation, the accommodation briefly comprises: -

GROUND FLOOR, enclosed entrance porch, entrance hall, front lounge, dining room, and kitchen. FIRST FLOOR, landing, three bedrooms, and bathroom. OUTSIDE, front garden, driveway for car standing, detached single garage, and mature rear garden of over 100ft in depth. EPC C, Council Tax Band B.

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THE PROPERTY



A traditional, two-storey semi-detached residence, which affords scope for further refurbishment to individual taste. Offered with immediate vacant possession, the property comprises, enclosed entrance porch, entrance hall, two reception rooms, kitchen, three bedrooms, bathroom, front garden, driveway parking, single garage, and rear garden.

LOCATION

The property enjoys a well-established and popular residential location within walking distance of Spondon and range of amenities. Spondon is ideally located for access to the A52 providing links to Derby and Nottingham, and the M1 motorway at junction-25.

DIRECTIONS

Leaving Derby city centre by vehicle, proceed east on the A52, and after approx. 3-miles take the left exit for Spondon onto Lodge Lane, following the road round to the right onto Sitwell Street and into Moor Street, before turning left into Moor End, and right into Hamilton Road.

What 3 Words /// pilots.ranks.miss

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13532

ACCOMMODATION

Having the benefit of gas central heating, uPVC double glazing, and cavity wall insulation, the detailed accommodation comprises: -

GROUND FLOOR

ENCLOSED ENTRANCE PORCH

Having uPVC leaded-light double glazed front door and side windows, and inner door opening to the: -

ENTRANCE HALL

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

FRONT LOUNGE

4.09m x 3.61m (13'5" x 11'10")



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

DINING ROOM

3.02m x 2.59m (9'11" x 8'6")



Having central heating radiator, built-in store cupboard, and hardwood aluminium double glazed sliding patio doors to the garden. The dining room opens to the: -



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KITCHEN

3.05m x 2.34m (10'0" x 7'8")



Having modern fittings comprising, one double base unit, one single base unit, and two single wall units, together with one-and-a-half bowl stainless steel sink unit with single drainer, work surface areas with tiled splashbacks, built-in cupboards, understairs cupboard, uPVC double glazed window to the rear, uPVC double glazed side entrance door, and Worcester wall-mounted gas-fired combination boiler, which we understand was installed in approx. 2017, and provides domestic hot water and central heating.



FIRST FLOOR

LANDING

Having uPVC double glazed window, built-in cupboard, and access to the loft space.

FRONT BEDROOM ONE

3.86m x 2.97m (12'8" x 9'9")



Having built-in wardrobe, central heating radiator, and uPVC double glazed window.

REAR BEDROOM TWO

3.38m x 3.12m plus (11'1" x 10'3" plus)



Measurements are 'plus door recess'.
Having uPVC double glazed window, and central heating radiator.

FRONT BEDROOM THREE

2.64m x 2.44m (8'8" x 8'0")



Having central heating radiator, and uPVC double glazed window.

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BATHROOM

2.29m x 1.65m (7'6" x 5'5")



Having white suite comprising, low-level WC, wash hand basin in vanity unit with cupboards under, and panelled bath with Triton electric shower unit over, together with tiled walls, central heating radiator, and uPVC double glazed window.

OUTSIDE

FRONT GARDEN

Having driveway affording car standing, and leading to the rear to the: -

DETACHED SINGLE GARAGE

4.83m x 2.74m (15'10" x 9'0")

Having double doors to the front.

REAR GARDEN



Long mature rear garden, being over 100-feet in depth, having paved patio, lawn, flower and shrub borders, and is enclosed by fencing for privacy.

ADDITIONAL INFORMATION

TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

SERVICES

PLEASE NOTE, the agents have not tested any of the services, and no warranties are given or implied.

ANTI-MONEY LAUNDERING (AML)

REGULATIONS

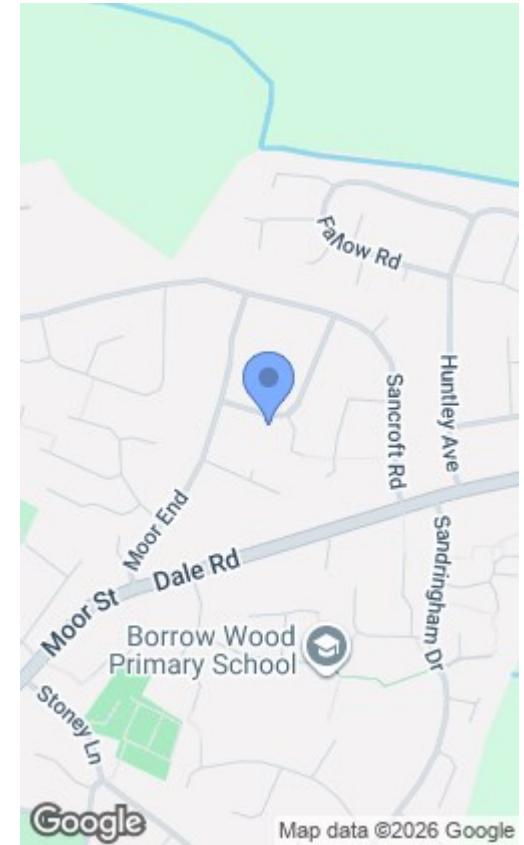
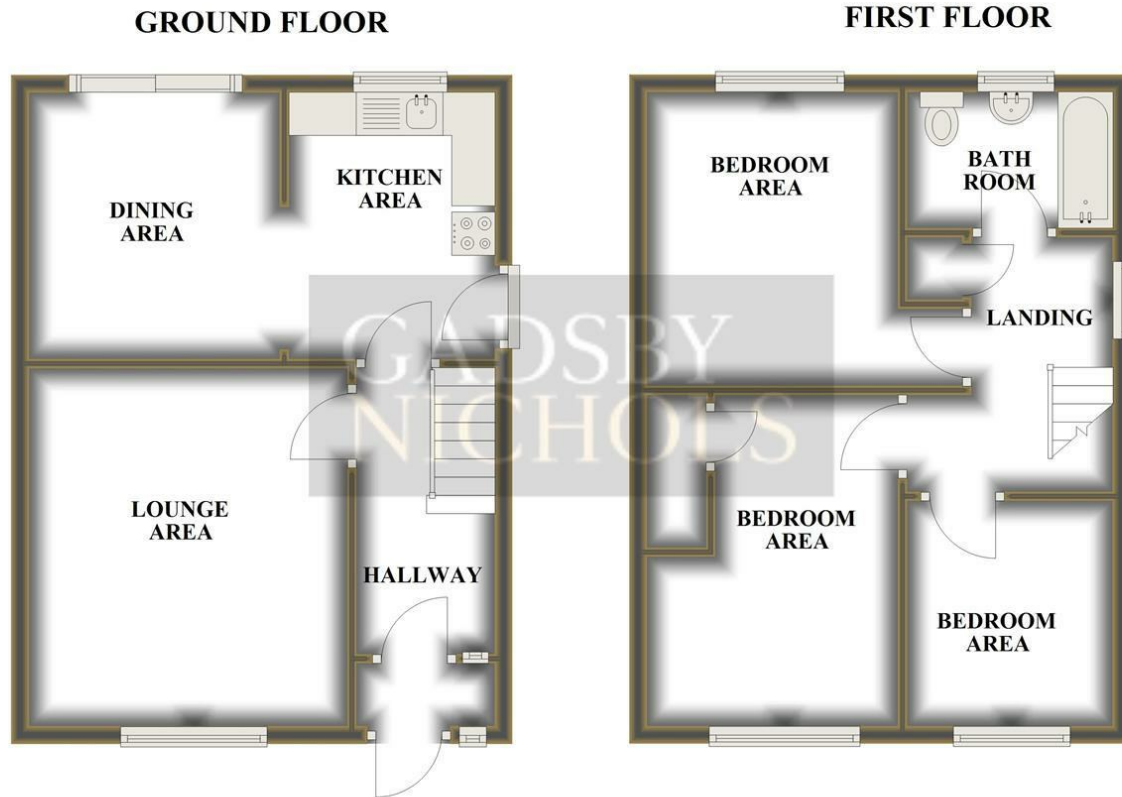
In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter.

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.

REF: R13532



37 HAMILTON ROAD



Floorplan is an illustration only and cannot be used for any construction purposes.
Plans supplied by 'Amber Energy Surveys Limited'
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
70	76		

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

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