



GADSBY
NICHOLS

10 Radbourne Street, , Derby, DE22 3HB
Offers Over £170,000

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A SPACIOUS, CHARACTER, TWO-DOUBLE-BEDROOMED MID-TERRACED, residence enjoying a popular location close to Ashbourne Road, within easy access of Derby city centre and Markeaton Park. Requiring internal inspection to be fully appreciated, the much-improved interior, with the retention of many character features, has the benefit of gas central heating and double glazing, and briefly comprises: -

GROUND FLOOR, passaged entrance hall, front lounge, separate dining room, and modern kitchen with integrated appliances. FIRST FLOOR, passaged landing, two double bedrooms, and luxury bathroom with separate shower cubicle. OUTSIDE, mature rear garden of over 100-ft in depth. EPC E, Council Tax Band A.

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THE PROPERTY

A traditional mid-terraced residence, which is passaged at both ground and first floor levels, and has been the subject of an extensive scheme of sympathetic modernisation, yet with the retention of many character features. Early internal inspection is highly recommended to fully appreciate the accommodation afforded, comprising; entrance hall, two reception rooms, landing, two bedrooms, bathroom, and long rear garden.

LOCATION

The property enjoys a well-established and popular residential location, close to Ashbourne Road within easy access of Derby city centre and Markeaton Park. The position is also convenient for Derbys ring road system, and onwards to the A38, A52, and A50 for commuting further afield.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed west along Friar Gate, continuing into Ashbourne Road, and after passing through the Uttoxeter Old Road traffic lights take the second left turn into Surrey Street, then at the end of Surrey Street turn right into Peel Street, left into Langley Street, and right into Radbourne Street to find the property on the lefthand side.

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VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13481.

ACCOMMODATION

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

GROUND FLOOR

PASSAGED ENTRANCE HALL



Having front entrance door, stripped and stained floorboards, ceiling coving, central heating radiator, and stairs to the first floor.

FRONT LOUNGE

3.81m x 3.45m (12'6" x 11'4")



Having attractive Adam-style fire surround with tiled hearth and open fire-grate, double glazed window to the front, central heating radiator, and ceiling coving.

DINING ROOM

4.27m x 3.53m (14'0" x 11'7")



Having original stripped pine full-height built-in cupboards, stripped pine door to the cellar, picture railing, laminate flooring, central heating radiator, and UPVC double glazed window to the rear.



BASEMENT CELLAR

Providing useful storage space.

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KITCHEN

3.33m x 2.41m (10'11" x 7'11")



Having modern cream fitments comprising; two double base units, three single base units, drawers, and three single wall units, together with integrated electric hob with stainless and glass canopy over incorporating extractor hood and light, integrated electric oven, integrated fridge, integrated freezer, plumbing for automatic washing machine, UPVC double glazed windows to the side and rear, three ceiling downlighters, and hardwood double glazed door to outside.



FIRST FLOOR

PASSAGED LANDING

Having turned-spindle banister, stripped pine doors off to principal rooms, stripped pine door to built-in cupboard, and access to the loft space.

LARGE, FRONT BEDROOM ONE

5.56m x 3.81m (18'3" x 12'6")



A bedroom of generous proportions, having restored period cast-iron fire-grate, central heating radiator, double glazed window to the front, and picture railing.

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REAR BEDROOM TWO

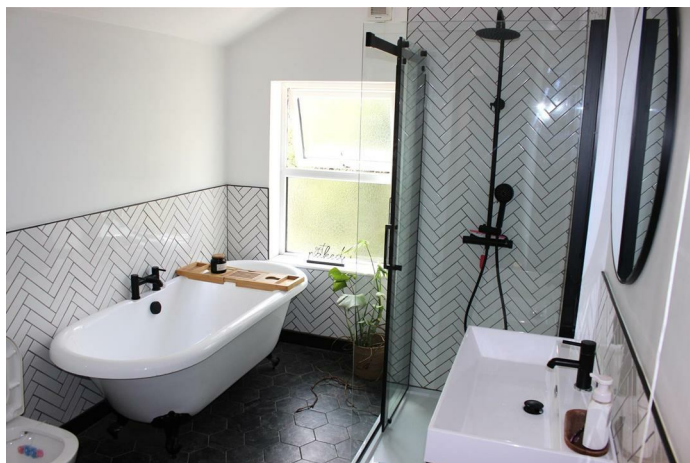
4.24m x 3.63m (13'11" x 11'11")



Of good proportions, having restored cast-iron fire-grate, central heating radiator, and UPVC double glazed window.

LUXURY SPACIOUS BATHROOM

3.33m x 2.39m (10'11" x 7'10")



Having been refitted in 2023 with modern white

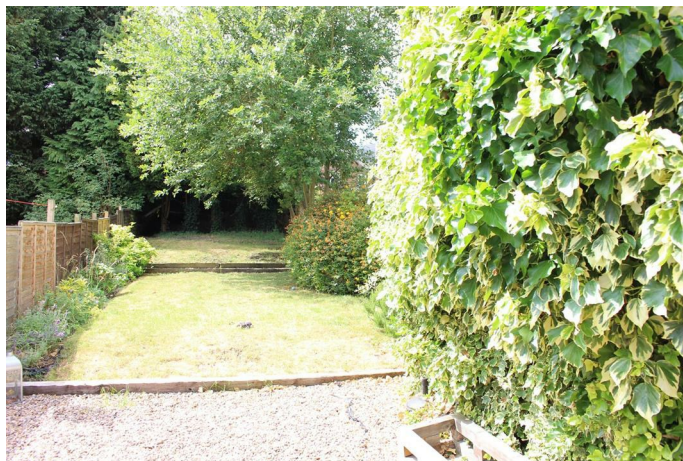
sanitary ware comprising; free-standing claw-foot bath, separate shower cubicle with rain and handheld shower fittings, wide wash hand basin in vanity stand, and low-level WC, together with part-tiled walls, UPVC double glazed window, heated towel rail, and built-in airing cupboard housing a Viessman gas-fired combination boiler providing domestic hot water and central heating.

OUTSIDE

ATTACHED STORE

Attached brick store/WC.

REAR GARDEN



Mature rear garden, being over 100-ft in depth, having gravel patio, numerous lawns, and flower and shrub borders.



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;

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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.

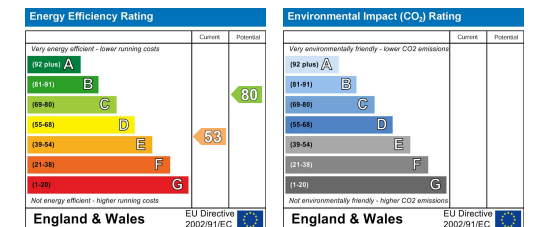
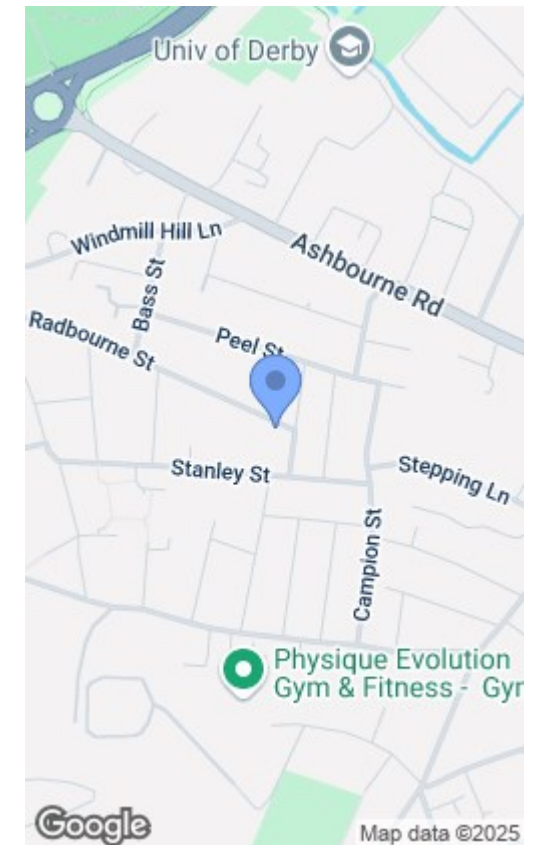
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Plan not to scale.

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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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