



## 27 Windsor Drive, Spondon Derby, DE21 7DR Offers Over £199,000

AN APPEALING, TWO-BEDROOMED SEMI-DETACHED BUNGALOW, enjoying a well-established and popular residential location, in the sought-after suburb of Spondon, well-served by local amenities. Available with IMMEDIATE VACANT POSSESSION, the property has seen some improvements in recent years, but offers scope for further refurbishment to individual taste. Having the benefit of gas central heating, and double glazing, the accommodation briefly comprises: -

INTERNALLY, entrance hall, lounge with bay window, kitchen with modern fittings and integrated appliances, two double bedrooms, and modern wet room. EXTERNALLY, deep front garden, driveway, car port, detached garage, and pleasant rear garden. EPC C, Council Tax Band B.



## 27 Windsor Drive, Spondon, Derby, DE21 7DR

### The Property

An appealing, bay-windowed semi-detached bungalow, which has seen improvement in recent years with refitting of the kitchen, and a wet room, yet provides scope for further refurbishment to individual taste. The property is available with immediate vacant possession, and comprises; entrance hall, lounge, kitchen, two bedrooms, wet room, car port, driveway parking, single garage, and gardens.



### Location

The property enjoys a well-established residential location, close to Dale Road, in the popular area of Spondon, which affords a range of comprehensive local amenities. Ease of access is afforded to the A52, which in turn provides links to the cities of Derby and Nottingham, and the M1 motorway for commuting further afield.

### Directions

When leaving Derby city centre by vehicle, proceed east along the A52 towards Nottingham, and after approximately 1.5-miles take the exit signposted for Spondon, turn right into Sitwell Street and through Spondon centre into Moor Street, and into Dale Road, before turning left into Huntley Avenue, and right into Windsor Drive.

What 3 Words /// festivity.elbow.squad

### Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13460.

### Accommodation

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

#### INTERNALLY

#### Side Entrance Hall

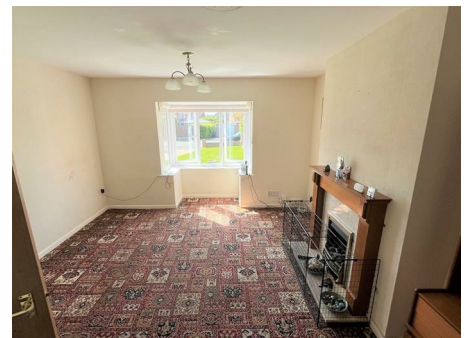
Having UPVC double glazed entrance door, tiled floor, central heating radiator, and access to the loft space by way of an aluminium ladder, the loft space being part-boarded and housing a Vaillant gas-fired combination boiler providing domestic hot water and central heating.

#### Lounge

4.60m x 3.94m plus (15'1" x 12'11" plus)

Measurements are 'plus bay window'.

Having square UPVC double glazed bay window to the front with electric blinds, attractive Adam-style fire surround with marble hearth and back-plate, and fitted 'living flame' coal-effect gas fire (NOT TESTED), and central heating radiator.



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### Kitchen

2.67m x 2.06m (8'9" x 6'9")

Having modern cream fitments comprising; four single base units, drawers, two double wall units, and three single wall units, together with work surface area with tiled splashback, single-drainer sink unit, integrated stainless steel gas hob with canopy over incorporating extractor hood and light, integrated fridge, integrated freezer, integrated washing machine, integrated oven, integrated microwave, tiled floor, and UPVC double glazed window to the front.



### Bedroom One

3.84m x 3.02m max (12'7" x 9'11" max)

Having fitments comprising; wardrobe, dressing table, and drawers with top cupboards, together with UPVC double glazed window, and central heating radiator.



### Bedroom Two

2.95m x 2.79m (9'8" x 9'2")

Having UPVC double glazed window, and central heating radiator.



### Wet Room

1.80m x 1.73m (5'11" x 5'8")

Having modern white suite comprising; wash hand basin in vanity unit with drawers under, low-level WC, and shower area with shower unit, together with heated chrome towel rail, and UPVC double glazed window.



### EXTERNALLY

#### Front Garden

The property is set behind a deep front garden, having lawn, flower and shrub borders, and block-paved driveway car standing, and leading to the: -

#### Attached Car Port

7.01m x 3.56m (23'0" x 11'8")

Having drive-through facility to the: -

#### Detached Single Garage

4.67m x 2.67m (15'4" x 8'9")

Of brick construction, having electric power and light.

### Rear Garden

Pleasant rear garden, having patio, lawn, and flower 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.

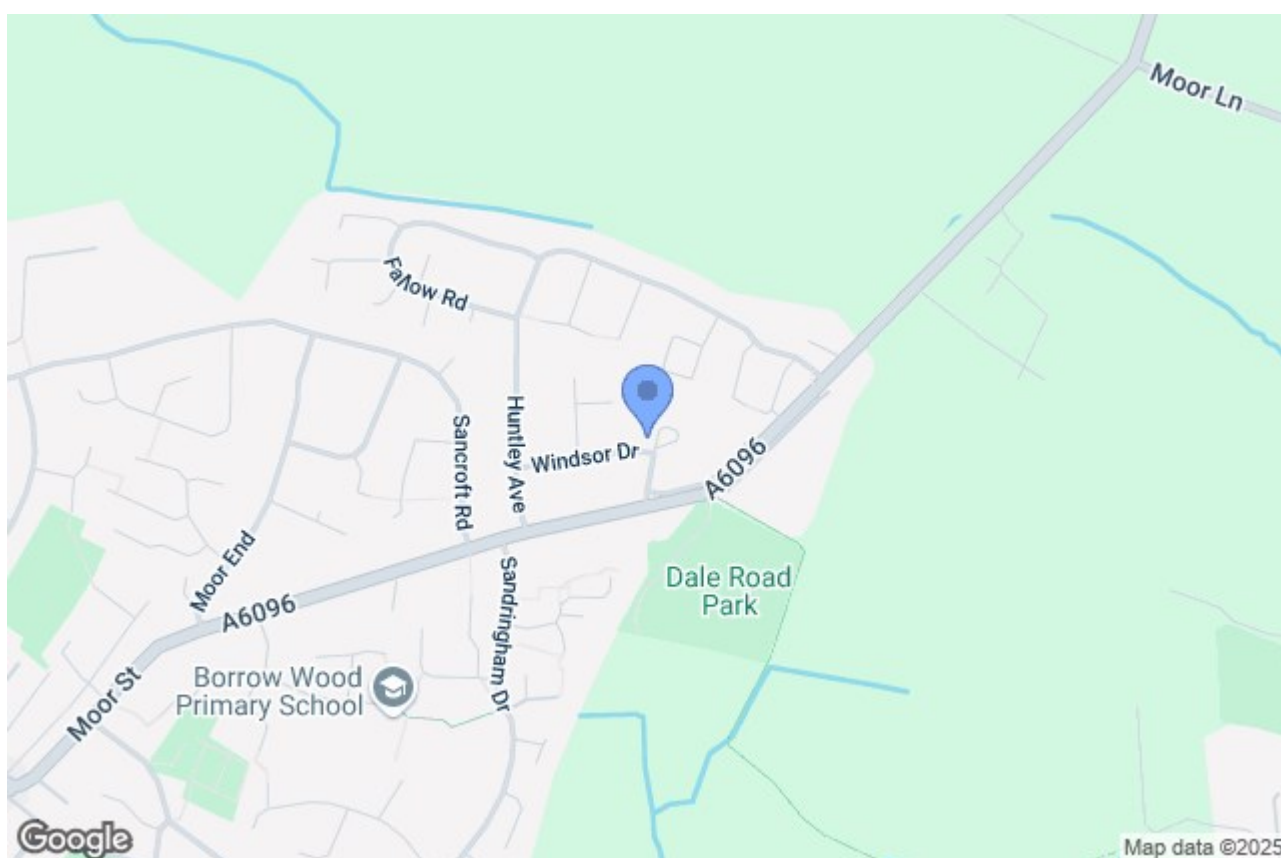
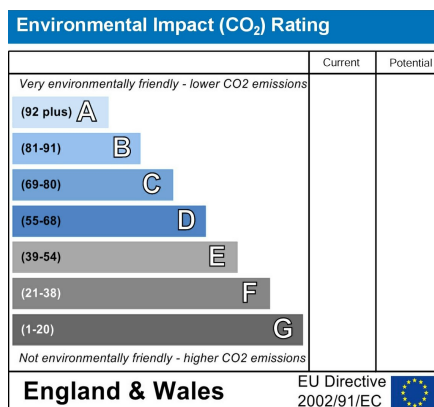
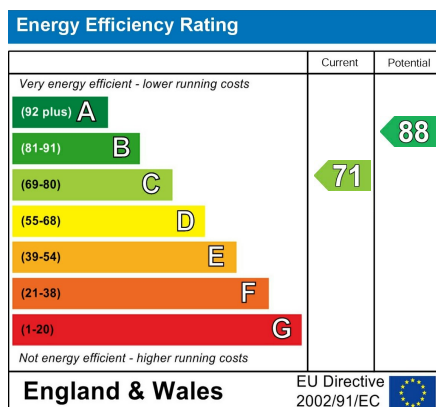
We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

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;
- 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: R13460**



#### 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