



Gladstone Road,
Spondon, Derby
DE21 7JJ

O/I/E £160,000 Freehold

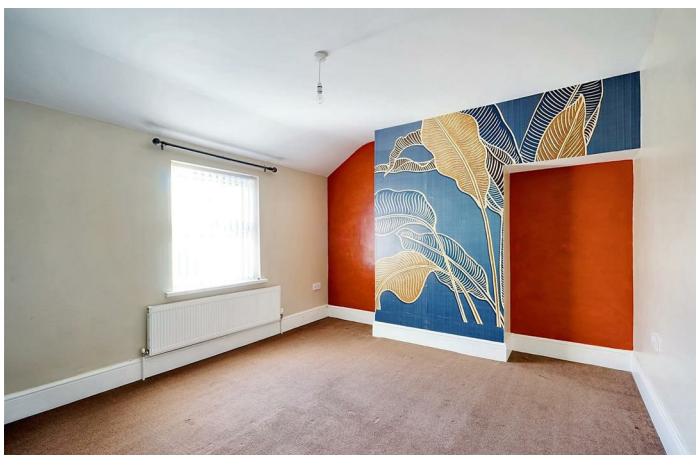


A TWO BEDROOM MID PROPERTY IDEAL FOR THE FIRST TIME BUYER OR INVESTOR.

Robert Ellis are delighted to offer to the market this mid terraced home situated in Spondon. This property is ideal for a first time buyer or buy to let investor and is ideally located for local shops and amenities. The property is also positioned just a short distance off the A52 which provides great access to Derby and Nottingham in addition to a train station being within easy reach by car. The property is well presented throughout and internal viewing is highly recommended.

In brief the spacious accommodation comprises of a lounge to the front leading to the dining kitchen and to the first floor are the two bedrooms and bathroom. Outside there is a courtyard style garden to the rear.

There is an open space/playing area nearby and the centre of Spondon is only a short drive away where there are a number of local shops, there is also an Asda store and within a few minutes drive as is Pride Park where there is a Sainsbury's, Costco and many other retail outlets, there are healthcare and sports facilities including several local golf courses, walks in the nearby open countryside and the transport links include J25 of the M1, East Midlands Airport, stations at Derby and East Midlands Parkway and the A52 provides access to Derby, Nottingham and other East Midlands towns and cities.



Lounge

12'4 x 10'11 max approx (3.76m x 3.33m max approx)

With laminate flooring, storage cupboard and window to the front of the property.

Dining Kitchen

15'5 x 10'11 max approx (4.70m x 3.33m max approx)

With part laminate floor and part tiled flooring, a range of wall and base units, Gas hob, electric oven, feature fireplace, and window and door to the rear of the property.

First Floor Landing

With doors to:

Bedroom 1

12'6 x 10'6 approx (3.81m x 3.20m approx)

With window to the front of the property and access to the loft space.

Bedroom 2

11' x 10'6 max approx (3.35m x 3.20m max approx)

With cupboard space and window to the rear of the property.

Bathroom

With vinyl flooring, low level w/c, wash hand basin, tiled splash back and window to the rear of the property.

Outside

multi level courtyard garden patio area and part fenced part brick surround..

Directions

Proceed away from Stapleford along the A52 until the Spondon roundabout. Follow the roundabout round and take the fifth exit back on to the A52. Veer left on to Lodge Lane and follow the road round to the right on to Sitwell Street. Veer left again at the mini roundabout and continue along Sitwell Street, turn left onto Chapel Street and right onto Gladstone Street.

8316AMCO

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 15mbps

Superfast 80mbps Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

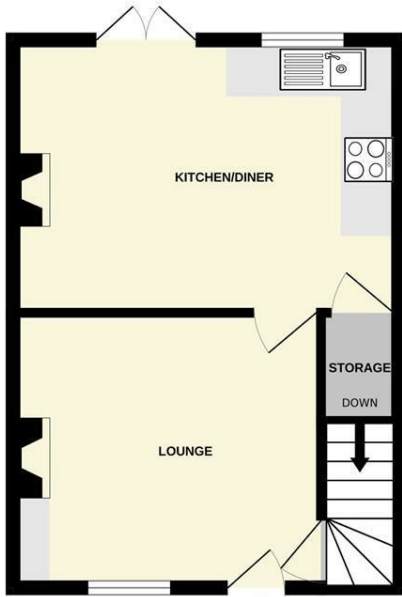
Any Legal Restrictions – No

Other Material Issues – No

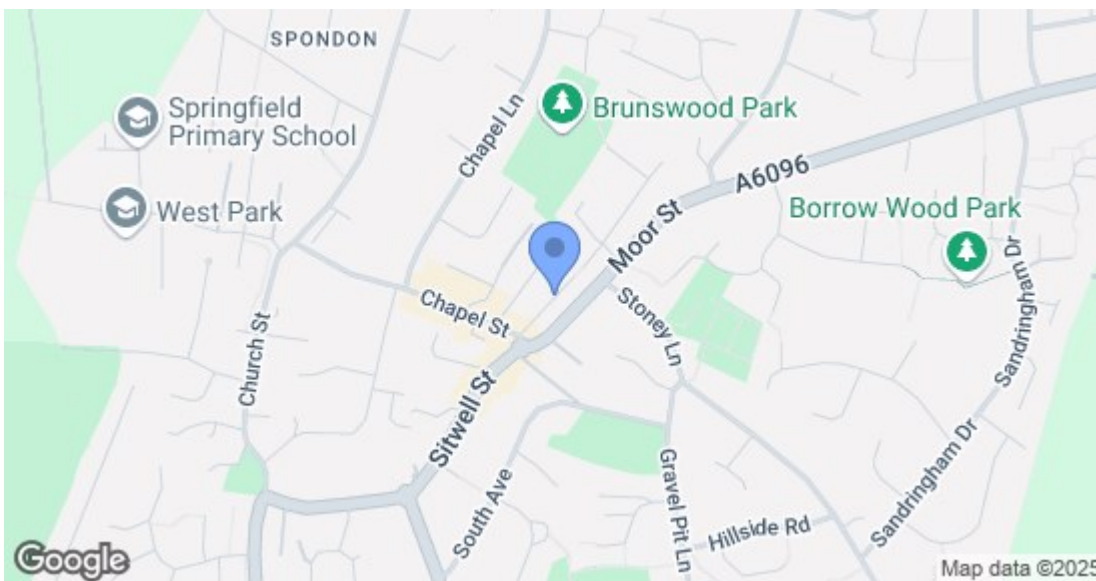




GROUND FLOOR
332 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.