

Robert Ellis

look no further...



Moor Street,
Spondon, Derby
DE21 7EA

Price Guide £195-200,000
Freehold

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A DELIGHTFUL TRADITIONAL END-TERRACED PROPERTY IN THE HEART OF SPONDON, BEING SOLD WITH NO UPWARD CHAIN!

Robert Ellis are delighted to bring to the market this deceptively spacious end-terraced property with accommodation over two floors. The home is situated in a popular residential location with fantastic access within a short walk from local amenities and shops. This property has a lovely finish throughout and is a pleasure to bring to the market with all the modern conveniences such as UPVC double glazing and central heating throughout. An early viewing comes highly recommended to appreciate the space and finish on offer.

The property is constructed of brick to the external elevation all under a pitched tiled roof and the accommodation briefly comprises of front lounge with fireplace, through to the open plan kitchen diner with a room which could be used as an office or utility. To the first floor, there are two double bedrooms and a family bathroom. Outside there is a private enclosed garden to the rear and off street parking for two cars.

Spondon is a well served village with lots of local amenities and facilities with there being an Asda supermarket on the outskirts and various other shops in the centre of the village as well as pubs, cafes and other eateries, there are schools for all ages, healthcare and sports facilities and excellent transport links which include J25 of the M1, East Midlands Airport, stations at Derby and East Midlands parkway and the A52 and other main roads which provide good access to Derby as well as Nottingham and other towns and cities.



Lounge

11'2" x 15'11" approx (3.42m x 4.86m approx)

UPVC double glazed window to the front, and UPVC door, new carpeting, ceiling light, two wall lights, a double wall mounted radiator, electric fire, cupboard, TV point, door to the kitchen diner and stairs to the first floor.

Kitchen Diner

10'11" x 11'3" approx (3.35m x 3.45m approx)

UPVC double glazed door with inset glass, the room is open plan with ceiling light, double wall mounted radiator, window looking into the rear garden, tiled flooring, and the kitchen consists of: wall, drawer and base units to two walls, gas cooker, space for a dishwasher, and a stainless steel inset sink and drainer.

Lobby Area

3'0" x 1'11" (0.92m x 0.6m)

This leads through to the Office/Utility

Office/Utility

5'6" x 5'5" approx (1.69m x 1.67m approx)

The office/utility is flexible space that has a UPVC double glazed obscured window to the rear, carpet flooring, ceiling light and wall mounted radiator.

First Floor Landing

2'8" x 11'5" approx (0.82m x 3.48m approx)

This has a ceiling light, carpet flooring, access to loft via loft hatch, and doors off to the two bedrooms and bathroom.

Bedroom One

11'2" x 10'2" approx (3.42m x 3.11m approx)

UPVC double glazed window to the front elevation, carpet flooring, wall mounted radiator, and ceiling light.

Bedroom Two

8'0" x 11'6" approx (2.46m x 3.52m approx)

UPVC double glazed window to the rear elevation, carpet flooring, radiator, ceiling light, and a large in-built cupboard ideal for storage.

Bathroom

5'5" x 8'1" approx (1.66m x 2.47m approx)

The bathroom is spacious with a UPVC double glazed

patterned window to the rear elevation, wooden effect vinyl flooring, ceiling light, chrome towel radiator, P-shaped panelled bath with a pedestal sink, extractor fan, and a low-flush WC.

Outside

To the front the property sits off Moor Street at an elevated position up some steps, there is a small front garden. To the rear there is a large blocked paved drive for at least two vehicles, leading to a fence garden which is fully enclosed, there is a shed, some artificial lawn, a blocked paved, and a beautiful patio area, ideal for alfresco dining, this leads down to the back door of the property.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through the villages of Breaston and Draycott. Pass the Market Place into Borrowash and continue along turning right into Nottingham Road. Turn third right into Willowcroft, at the mini island turn right into Sitwell Street and at the next mini island continue over onto Moor Street.

8703JG

Council Tax

Derby Band A

Agents Notes - Additional Information

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding

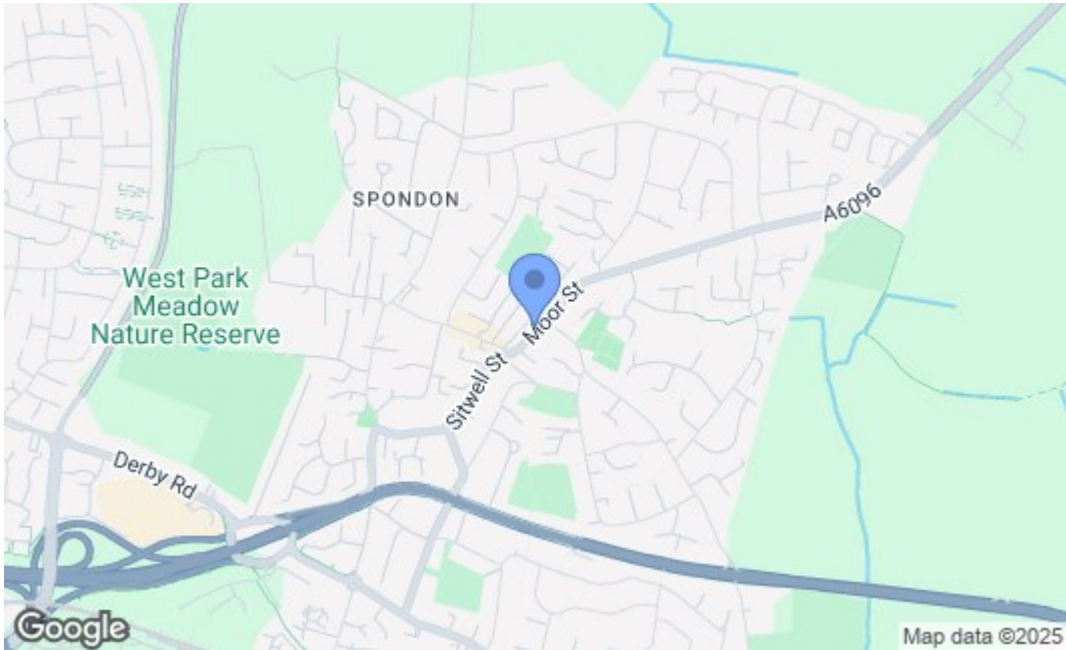
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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.