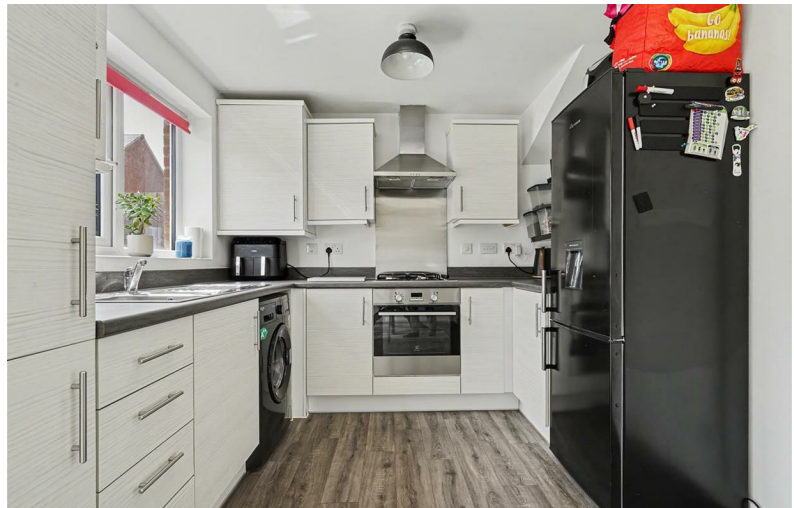




Elsdon Close,
Chellaston, Derby
DE73 6AF

**£100,000 Leasehold
40% Share**



A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOME SITUATED ON THE POPULAR REGENTS PLACE DEVELOPMENT IN CHELLASTON, AVAILABLE ON A 40% SHARED OWNERSHIP BASIS.

Robert Ellis are delighted to bring to the market this immaculately presented semi detached property, offering a fantastic opportunity for first time buyers to step onto the property ladder. Finished to a high standard throughout, this turn-key home is ready to move straight into. Available on a 40% shared ownership basis, this is an excellent opportunity to purchase a stylish and affordable home in a highly desirable location.

The accommodation comprises a welcoming entrance hallway, a spacious living room, a modern fitted kitchen diner and a ground floor WC. To the first floor are three well proportioned bedrooms and a contemporary family bathroom, all beautifully presented throughout. Externally, the property benefits from a tandem driveway, providing off road parking, together with an enclosed rear garden ideal for relaxing or entertaining.

Situated on the sought after Regents Place development in Chellaston, the property is perfectly positioned close to a local park, Aldi, Costa Coffee and offers excellent access to the A50, making it ideal for commuters and families alike.



Entrance Hall

Composite door to the front, laminate flooring, radiator, stairs to the first floor and doors to:

Cloaks/w.c.

Low flush w.c., wash hand basin, double glazed window to the front and radiator.

Lounge

17'2 x 12'4 approx (5.23m x 3.76m approx)

Double glazed window to the front, two double glazed windows to the side, understairs storage cupboard, radiator and door to:

Kitchen Diner

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

Double glazed window to the rear and double glazed patio doors to the rear garden, linoleum flooring, wall and base units with work surfaces over, inset stainless steel sink and drainer, integrated electric oven, four ring gas burner and extractor over, space for a fridge freezer, plumbing for a washing machine, boiler housed in a matching wall cupboard, radiator.

First Floor Landing

With doors to:

Bedroom 1

15'4 x 12'5 approx (4.67m x 3.78m approx)

Two double glazed windows to the front, radiator.

Bedroom 2

9'3 x 7'6 approx (2.82m x 2.29m approx)

Double glazed window to the rear, radiator.

Bedroom 3

7'6 x 6' approx (2.29m x 1.83m approx)

Double glazed window to the rear, radiator.

Bathroom

Double glazed window to the side, low flush w.c., wash hand basin, panelled bath with shower over, extractor fan, radiator, part tiled walls.

Outside

To the front of the property there is off road parking, gate

leading to the rear garden.

To the rear there is a garden laid to lawn, small gravelled area and fencing to the boundaries.

Agents Notes

The property is being offered for sale at a 40% share with a rent and service charge of £441.54 pcm for the additional 60% share and a 125 year lease which commenced 24.1.18.

Council Tax

South Derbyshire Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 14mbps Superfast 33mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

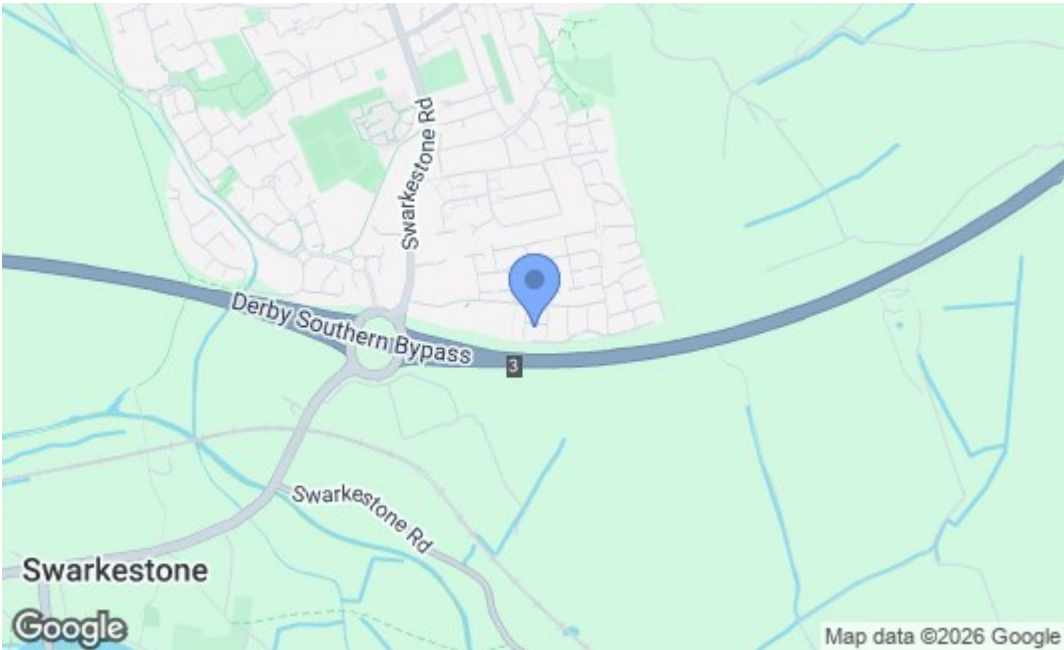
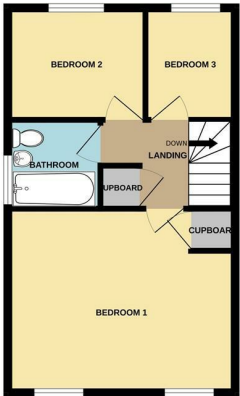
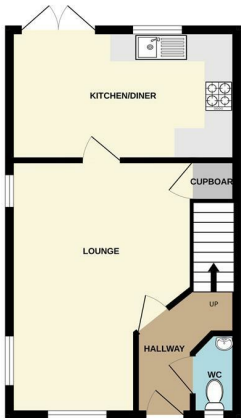
Other Material Issues – No





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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.