



## 12 Ravensdale Road, Allestree, Derby, DE22 2SZ

**No Onward Chain**  
**£199,950**



Nestled away at the end of a pleasant cul-de-sac is this one bedroom semi-detached bungalow with loft areas requiring a full scheme of modernisation offered for sale with no chain.



# 12 Ravensdale Road, Allestree, Derby, DE22 2SZ

No Onward Chain £199,950



## DIRECTIONS

Approaching Allestree on Kedleston Road, proceed past the Markeaton public house continuing to the island turning right onto Askerfield Avenue, towards the top of the road turn right onto Cobthorne Avenue, then first right into Ravensdale Road where the property will be found at the head of the cul-de-sac.

The deceptive accommodation which includes gas central heating and UPVC double glazed windows comprises, porch, hallway, cloaks cupboard/study, lounge, kitchen with deep pantry, rear porch and brick store, bay windowed ground floor bedroom/reception room and bathroom converted into a wet room. To the first floor there are two bedrooms.

Externally the property occupies a wedge shaped plot, being narrower to the front and wider at the rear with an overall generous plot having a driveway, established gardens with ponds, garage and greenhouse.

The property offers significant potential for improvement and personalisation.

Ravensdale Road is located close to Kedleston Road, Woodlands secondary school and convenience store found on Blenheim Drive within this highly popular residential location.

Offered for sale with no upward chain and vacant possession.

## ACCOMMODATION

### GROUND FLOOR

#### PORCH

Twin opening doors, inner UPVC double glazed door into:

#### HALLWAY

With stairs to first floor, radiator.

#### STUDY/CLOAKS CUPBOARD

A compact but useful space suitable for a small study or cloaks cupboard having built-in store units, UPVC double glazed window, radiator.

#### LOUNGE

15'4" x 10'11" (4.67m x 3.33m)

UPVC double glazed sliding patio doors, tiled fireplace with inset gas fire, radiator.

#### KITCHEN

8'11" x 8'7" ( 2.72m x 2.62m)

With stainless steel sink and drainer unit, space for appliances, deep built-in pantry, UPVC double glazed window and door to covered rear porch, radiator.

#### BATHROOM

6'1" x 5'6" (1.85m x 1.68m)

Re-fitted as a wet room with wash basin, WC and shower area with electric shower, vinyl flooring, tiled walls, cupboard and UPVC double glazed window.

## GROUND FLOOR BEDROOM

15'8" x 10'11" (4.78m x 3.33m)

A spacious bay windowed bedroom or additional reception room, UPVC double glazed windows, radiator.

## FIRST FLOOR

### LANDING

Large Velux window, built-in cupboard.

### LOFT AREA ONE

13'8" x 10'11" (4.17m x 3.33m)

A large space with rear facing UPVC double glazed window, double doors open into an eaves storage area with limited head height, Velux window and radiator.

### LOFT AREA TWO

8'10" x 8'9" ( 2.69m x 2.67m)

A generous space also with rear facing UPVC double glazed window, built in cupboard, shelving and wardrobe housing combination boiler providing domestic hot water and gas central heating which was fitted very recently (2021), radiator.

## OUTSIDE

Externally the property occupies a wedge shaped plot, being narrower to the front and wider at the rear with an overall generous plot having a driveway, established gardens with ponds, garage and greenhouse.

## PLEASE NOTE

Please Note \*

The property had building work undertaken to the loft area circa 1985. Our client has a record of 'Inspection Fees' being paid to Derby City Council but a final building regulation completion certificate has been unable to be found.



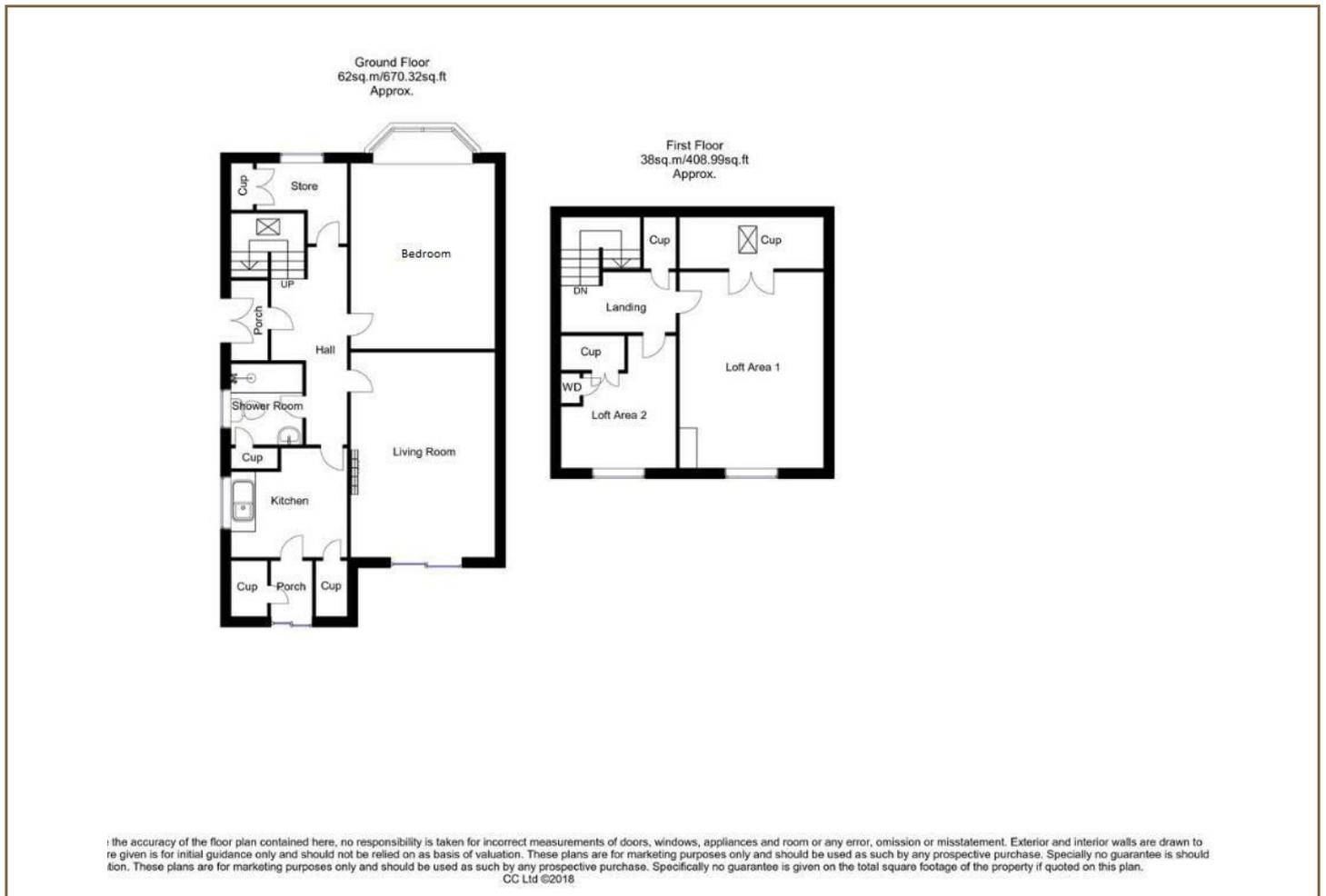




## Road Map



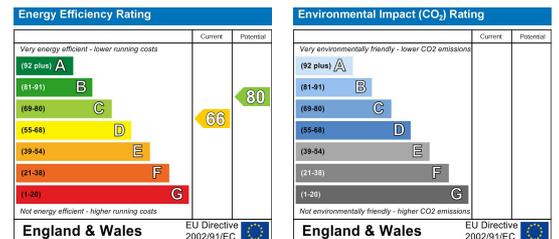
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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