



Nottingham Road,
Spondon, Derby
DE21 7NH

£249,950 Freehold

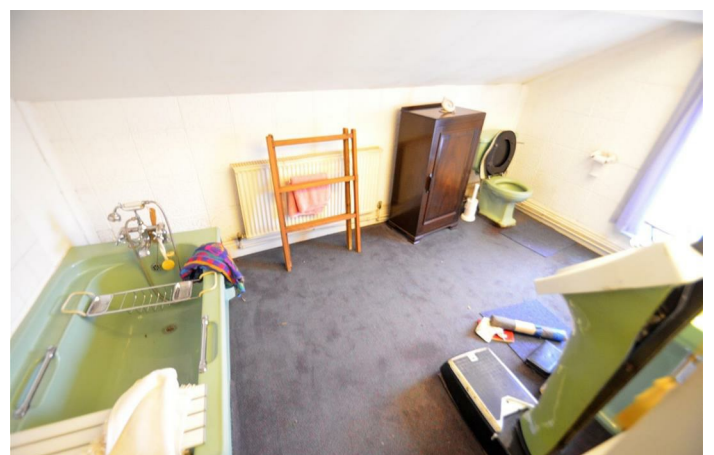


AN OPPORTUNITY HAS RISEN TO PURCHASE A UNIQUE PROPERTY WHICH HAS BEEN DIVIDED INTO FOUR SELF CONTAINED APARTMENTS WITH PARKING AT THE REAR.

Robert Ellis are pleased to bring to the market this ideal investment property having been converted some years ago into an investment property creating four individual units. Having four separate apartments, three 1 bedroom and one 2 bedroom, with parking to the rear and potential to further divide to create additional bedroom space.

The building does require a degree of refurbishment works, however, this offers a great opportunity for an incoming landlord/investor. Situated on Nottingham Road, Spondon providing direct access to both Nottingham and Derby. Selling with the benefit of no upward chain, contact the office to make your appointment to view today.

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.



A One Bedroom Ground Floor

Entrance Lobby

With UPVC double glazed entrance door to the front, double glazed window to the side, door to:

Bedroom

12'2 x 11'8 approx (3.71m x 3.56m approx)

UPVC double glazed window to the front, wall mounted radiator, laminate flooring, ceiling light point, glazed door to:

Lounge/Dining Room

15'5 x 8'8 approx (4.70m x 2.64m approx)

Wall mounted radiator, laminate flooring, understairs storage housing electrical meters and consumer unit, ceiling light point. Archway through to:

Kitchen

7'8 x 4'5 approx (2.34m x 1.35m approx)

Double glazed window to the rear, stainless steel sink with hot and cold taps, ceiling light point, panelled door to:

Shower Room

Shower enclosure with electric shower above, vanity wash hand basin, low flush w.c., tiled splashbacks, wall mounted radiator, ceiling light point.

B - One Bedroom First Floor

Secure entry door with stairs to the first floor:

Lobby

With doors to:

Bedroom 1

12' x 11'4 approx (3.66m x 3.45m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point, coving to the ceiling, overstairs storage.

Dining Kitchen

12'2 x 12'2 approx (3.71m x 3.71m approx)

Double glazed window to the rear, wall mounted radiator, laminate flooring, ceiling light point, stainless steel sink with hot and cold taps over, tiled splashbacks, wall mounted double radiator and understairs storage cupboard. Panelled door to:

Shower Room

7'3 x 6'1 approx (2.21m x 1.85m approx)

Shower enclosure with mains fed shower above, vanity wash hand basin, tiled splashbacks, wall mounted radiator, ceiling light point, beamed ceiling, door to:

Separate w.c.

5'1 x 3'10 approx (1.55m x 1.17m approx)

Low flush w.c., double glazed window to the side and ceiling light point.

C - Two Bedroom First/Second Floor

Secure access to separate staircase leading to:

First Floor Landing

With stairs to the second floor and doors to:

Bedroom 1

11'11 x 11'8 approx (3.63m x 3.56m approx)

UPVC double glazed window to the front, ceiling light point, built-in wardrobes providing storage, overstairs cupboard, wall mounted radiator and panelled door to:

Bathroom

13'6 x 7'11 approx (4.11m x 2.41m approx)

UPVC double glazed window to the front, ceiling light point, panelled bath with mixer tap, pedestal wash hand basin, low flush w.c., wall mounted radiator, tiled splashbacks.

Dining Area

12'2 x 12' approx (3.71m x 3.66m approx)

Ceiling light point, laminate flooring, understairs storage cupboard, archway through to:

Living Room

21'2 x 12'4 approx (6.45m x 3.76m approx)

Two double glazed windows to the rear, ceiling light point, wall mounted radiator, mock beamed ceiling.

Kitchen

13'8 x 5'6 approx (4.17m x 1.68m approx)

With a range of base units incorporating tiled work surface over, stainless steel sink with hot and cold taps, hob and gas point.

Loft Room

25'1 x 14'9 approx (7.65m x 4.50m approx)

UPVC double glazed window to the side, access to eaves, loft access hatch and wall mounted radiator.

D - One Bedroom Ground Floor

Entrance Hall/Reception

23'3 x 10'5 approx (7.09m x 3.18m approx)

UPVC door to the side, UPVC double glazed windows to the side and front, meter cupboard, understairs store and doors to:

Bedroom

12'1 x 11'8 approx (3.68m x 3.56m approx)

UPVC double glazed window to the front, wall mounted radiator, wall light point and two radiators.

Living Room

12'2 x 8'10 approx (3.71m x 2.69m approx)

Panelled door to bathroom.

Kitchen

10'4 x 9'4 approx (3.15m x 2.84m approx)

UPVC double glazed windows to the side and rear, range of matching base units with stainless steel sink and hot and cold taps above, space and point for free standing gas cooker, space and plumbing for washing machine, wall mounted Baxi combination boiler (re-fitted 22.2.20), tiling to the floor and panelled door to:

Bathroom

9'1 x 6'6 approx (2.77m x 1.98m approx)

UPVC double glazed window to the rear, panelled bath, low flush w.c., vanity wash hand basin, tiled splashbacks, wall mounted radiator.

Outside

With a small low maintenance walled garden to the front providing access to unit A, shared access to the side leading to parking space.

Directions

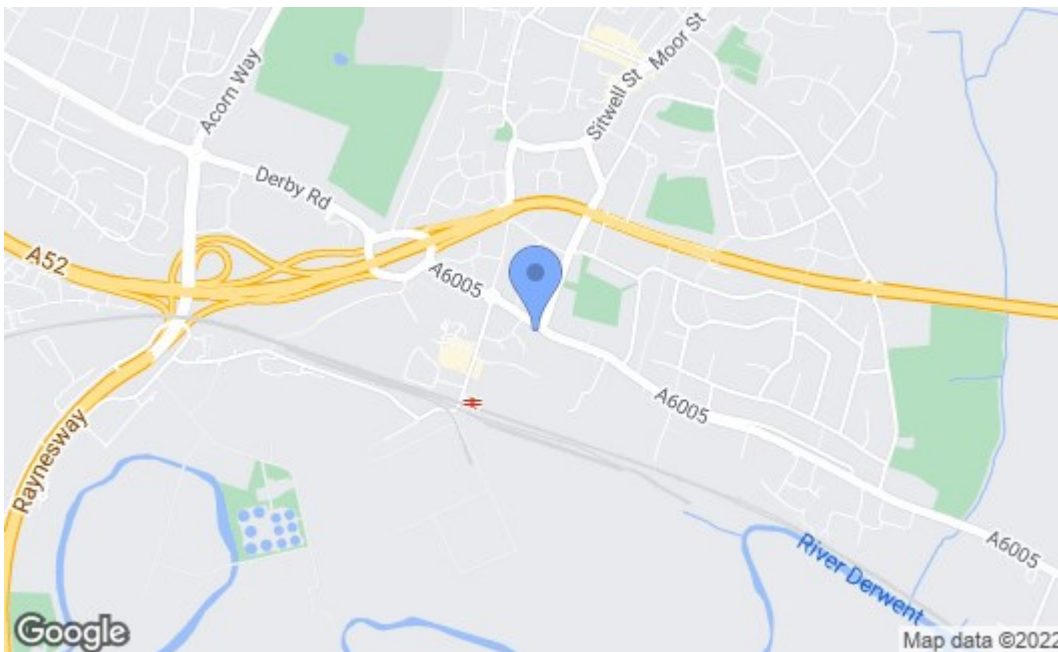
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through the villages of Breaston, Draycott and Borrowash. Continue along Nottingham Road and the property can be found on the left as identified by our for sale board.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.