Robert Ellis

look no further. . .

Gascoigne Drive
Spondon, Derby DE21 7GL

A 80% SHARED OWNERSHIP TWO BEDROOM DETACHED BUNGALOW OFFERED FOR SALE WITH NO UPWARD CHAIN.

Asking Price £125,000 Leasehold

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ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS 80% SHARED OWNERSHIP TWO BEDROOM DETACHED BUNGALOW IN CONJUNCTION WITH DERWENT LIVING LTD.

With single level accommodation comprising entrance hallway, two bedrooms, three piece bathroom suite, living room and kitchen. The property benefits from gardens to the rear and a parking bay to the front of the property.

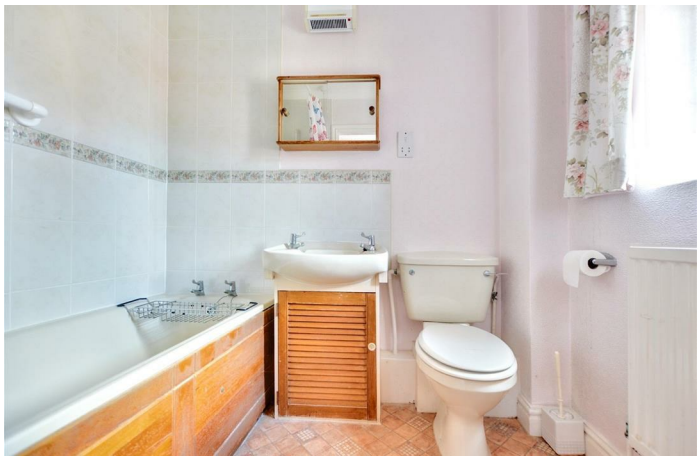
The property also benefits from gas fired central heating and double glazing.

The property is being sold under a shared ownership scheme with Derwent Living on a 80% purchase of rent payable £165.71 for the remaining shared and lease element to the property.

The property is conveniently located in an area of similar properties with easy reach of the A52 which then links to the M1 and the cities of Nottingham and Derby.

The property would make an ideal downsize/retirement property. However, due to there being steps leading up to the property from the street, the occupant would need to be relatively active to access the property itself.

We highly recommend an internal viewing.



ENTRANCE HALL
11'8" x 3'6" (3.56 x 1.09)
uPVC Georgian-style panel and double glazed front entrance door, radiator, decorative coving, useful double storage closet/airing cupboard housing hot water cylinder with shelving space above. Doors to both bedrooms, living room and bathroom.

LIVING ROOM
14'7" x 10'10" (4.47 x 3.31)
Sliding double glazed patio doors opening out to the rear garden, double glazed window to the rear, radiator, media points, feature Adam-style fire surround with marble insert and hearth housing a coal effect style fire, coving, sliding door to kitchen.

KITCHEN
11'0" x 5'7" (3.37 x 1.71)
The kitchen is equipped with a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating single sink and draining board with central mixer tap and tiled splashbacks. Space for cooker, plumbing for washing machine, space for fridge or freezer. Wall mounted Glow Worm gas fired boiler, decorative tiled splashbacks, radiator, fitted double storage closet.

BEDROOM ONE
14'0" x 8'9" (4.27 x 2.67)
Double glazed window to the rear, radiator, coving, full height fitted wardrobes.

BEDROOM TWO
8'5" x 7'9" (2.57 x 2.37)
Double glazed window to the front, radiator, coving.

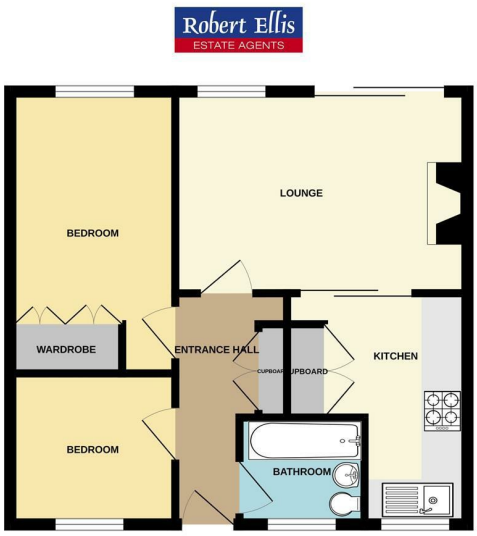
BATHROOM
6'9" x 5'6" (2.06 x 1.70)
Three piece suite comprising panel bath with electric shower, wash hand basin with storage cabinet beneath, low flush WC. Decorative tiled splashbacks, wall mounted bathroom cabinet, shaver point, double glazed window to the front, radiator.

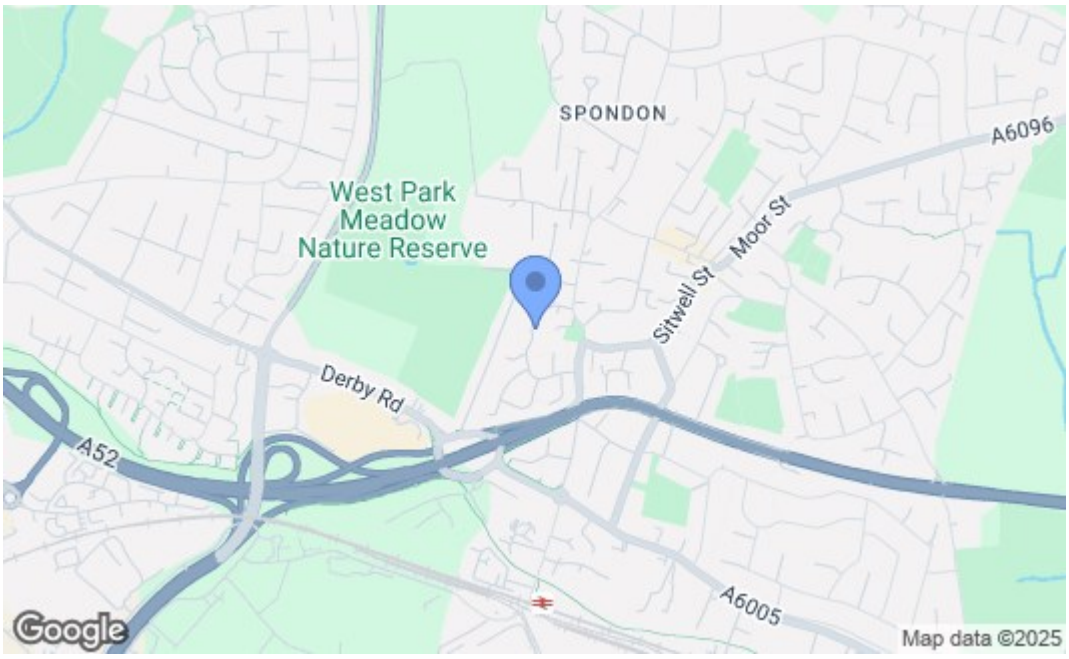
OUTSIDE
It is understood that the property has the use of the parking spaces adjacent to the property itself. There is then a ramp and stepped access leading to the front where there is a covered porch, planted frontage housing a variety of bushes, access to the front entrance door.

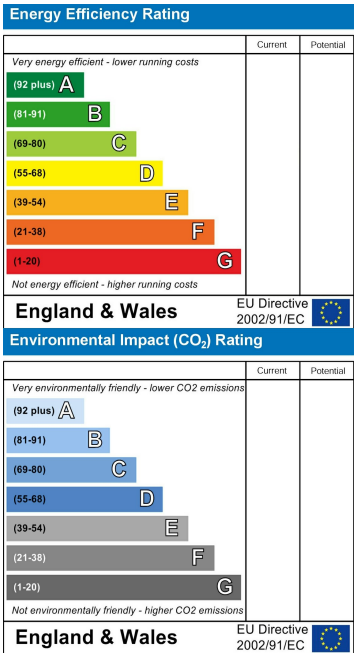
TO THE REAR
The rear garden has a lower patio seating area with dwarf brick wall leading onto a lawn with planted borders, pedestrian gated access leading to the side of the property.

DIRECTIONS
Gascoigne Drive is accessed directly after turning off the A52 towards Spondon, taking a left hand turn and second right onto Gascoigne Drive. Follow the road along before eventually finding the property in an elevated position on the right hand side.

AGENTS NOTE
The property is being sold under a 80% shared ownership scheme with Derwent Housing Association Ltd and it is understood that the combined ground rent and service charge equates to approximately £165.71 PCM. We ask that you confirm all this information with your solicitor and the leaseholder prior to completion.







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.

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