Robert Ellis

look no further...

Derby Road, Nottingham,
NG10 5HS

£130,000 Leasehold

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A TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE.

This property comes to the market in ready to move into condition with no upward chain and benefits from gas central heating served from a combination boiler and double glazing.

The accommodation is approached from the ground floor, where there is a front entrance door with stairs leading to the first floor landing, which in turn provides access to the lounge/diner, located at the front, fitted kitchen, modern shower room/w.c. and the two double bedrooms are located to the rear.

The property benefits from open plan shared gardens with its ground floor neighbour and is conveniently situated close to the town centre of Sandiacre where, within walking distance, there can be found a Co-op, Lidl, various independent retailers, as well as public houses, bistro and restaurant. There is a regular bus service just outside the property, which links Nottingham and Derby, as well as Long Eaton, Beeston and the Queens Medical Centre.

The property is ideally suited for a variety of buyers including those looking to make their first steps onto the property ladder, long-term buy to let investors or those looking to downsize to an easy to maintained property and with convenience on its doorstep. Viewing is recommended

ENTRANCE HALL
Double glazed front entrance door, stairs to the first floor landing, which in turn leads to the accommodation.

LOUNGE / DINER
14'7" x 10'9" (4.47 x 3.3)
Radiator, storage cupboard and double glazed bow window to the front.

KITCHEN
11'0" x 7'1" (3.37 x 2.17)
Incorporating a range of modern fitted wall, base and drawer units with roll edge work surfacing and inset 1½ bowl stainless steel sink unit with single drainer. Gas cooker point and plumbing for washing machine. Cupboard housing gas combination boiler (for central heating and hot water.) Double glazed window.

BEDROOM 1
11'10" x 9'11" (3.62 x 3.04)
Fitted bedroom furniture including wardrobes, dressing table and drawers. Radiator and double glazed window to the rear.

BEDROOM 2
11'0" x 7'8" (3.37 x 2.36)
Built-in cupboard, radiator and double glazed window to the rear.

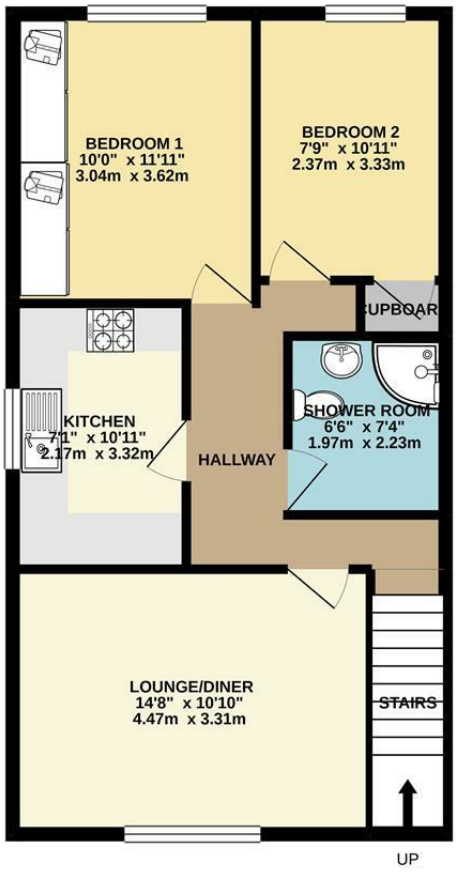
SHOWER ROOM
7'3" x 6'6" (2.22 x 2)
Incorporating a modern three piece suite comprising wash hand basin with vanity unit, low flush w.c. and shower cubicle. Partially tiled walls, chrome heated towel rail and extractor fan.

OUTSIDE
To the front there is an enclosed garden laid to lawn which is shared with the ground floor property. To the rear there is a partially enclosed garden laid to lawn, shared with the ground floor property.

LEASEHOLD INFORMATION
We understand the leashold is 125 years from June 1996 therefore currently 96 years remaining. There is an annual service charge of £140.00 which covers the maintenance of the gardens, insurance and ground rent.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre. Continue over the bridge into Station Road, Sandiacre. At the traffic light crossroads continue over into Derby Road, following the road along where the property can be found on the left hand side.
Ref 9256 ps

GROUND FLOOR



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 as 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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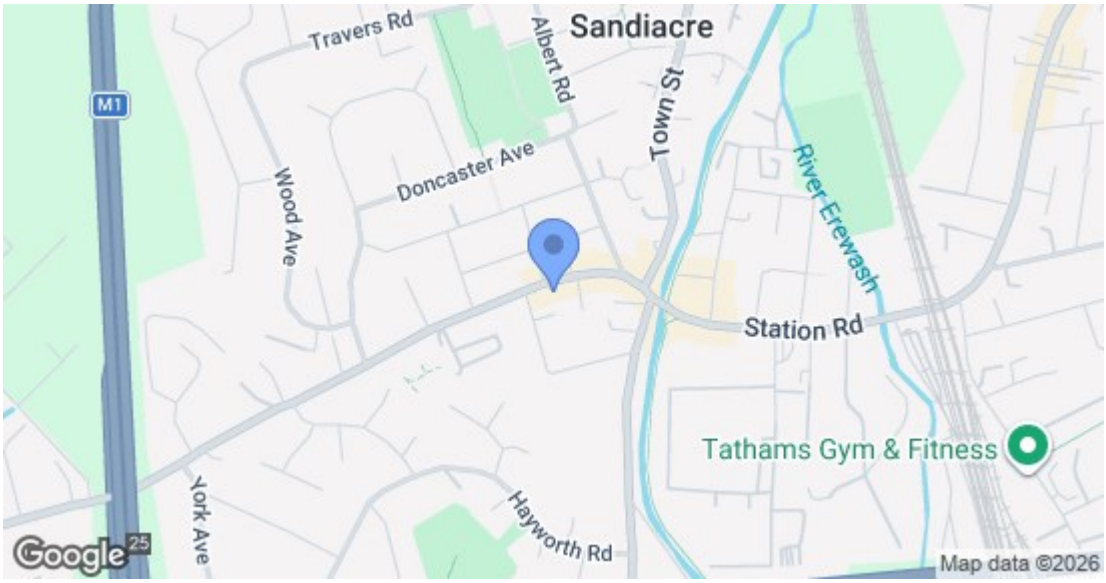

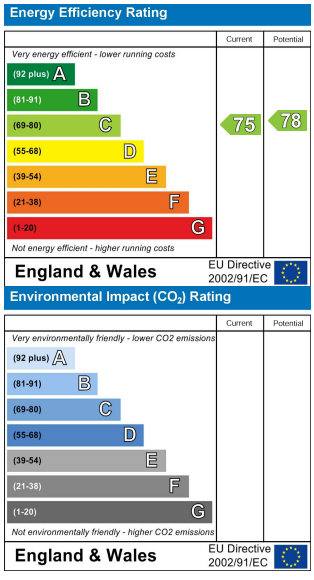

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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