Wallace Jones
Valuers And Estate Agents
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229 Derby Road
Guide: Â£125,000 - SOLD at Â£152,000

£125,000

229 Derby Road
Sandiacre
NG10 5HH

In need of updating, Four bedrooms, Good sized plot, Lean-to conservatory, Shower/w.c., Bathroom/w.c., ORP and garage, Auction 30th May 2012

*Four bedroomed detached bungalow requiring updating and modernising situated on good sized plot adjacent to M1.
*Gas centrally heated and with secondary double glazing.
*Interconnecting lounge/dining room.
*Bathroom and separate shower room/w.c.
*Lean-to conservatory off bedroom four.
*Off road parking for several vehicles with concrete section single garage.
*Vacant possession and end of chain.

DIRECTIONS: When proceeding North along Bostocks Lane towards Risley bear right at the traffic lights onto Derby Road. After crossing the motorway bridge, bear left whereupon the property is situated identifiable by our For Sale board.

Accommodation details with approximate room sizes:

OPEN PORCH:

ENTRANCE HALLWAY: glazed front door, coved ceiling, access to roof void, single radiator, electric meter cupboard and trip fuse box.

SHOWER/W.C: open shower cubicle, wash-hand basin with vanitory surround, low level w.c., single radiator, part tiled walls, casement window.

LOUNGE: 5.00m x 4.11m (16'6 x 13'6) secondary double glazed window, feature fireplace with open grate, double radiator, four double wall light points, t.v. point, arch to:-

DINING ROOM: 3.73m x 2.43m (12'3 x 8) secondary double glazed window, single radiator, serving hatch, panelled walls.

KITCHEN: 4.71m x 2.26m (15'6 x 7'6) inset twin bowl stainless steel sink unit with mixer taps, base and eye level units with work surface areas, double radiator, separate oven and hob, wall mounted Worcester combination boiler, casement window, half glazed rear door, terrazzo tiled flooring.

BEDROOM (rear): 3.63m x 2.82m (12' x 9'3) secondary double glazed casement window, double radiator, built-in wardrobes.

BEDROOM (rear): 3.67m x 2.17m (12' x 7'3) secondary double glazed casement window, single radiator, built-in wardrobes.

BEDROOM (rear): 3.70m x 3.64m (12' 3 x 12') secondary double glazed casement window, double radiator, built-in wardrobes.

BEDROOM/STUDY: 3.65m x 2.19m (12' x 7'3) single radiator, built-in wardrobes, double glazed patio doors to :-

LEAN-TO CONSERVATORY:

BATHROOM/W.C: Sun King coloured three piece suite comprising panel bath, inset wash-hand basin, low level w.c.,

part tiled walls, casement window.

OUTSIDE: The property is situated on a good sized plot with off road parking for several vehicles to both front and side elevations as we as a concrete sectioned single garage. The garden is laid mainly to lawn with flower and shrub borders to both front, side and rear elevations.

METHOD OF SALE: The property is to be offered for sale by public auction to be held at The Village Hotel, Brailsford Way, Chilwell, Nottingham, NG9 6DL on Wednesday 30th May 2012 at 7.00pm prompt.

VENDORS SOLICITORS: Ellis-Fermor & Negus.
35 Derby Road, Long Eaton, Nottingham

FAO: Mrs V Goodwin

TEL: 0115 9725222

TENURE: Freehold and vacant possession upon completion.

VIEWING: Strictly by appointment through the sole selling agents.

CONTRACTS & CONDITIONS OF SALE: Contracts and conditions of sale will be available for inspection by all interested parties 7 days prior to the auction date. Prospective purchasers are deemed to buy with full knowledge of the contracts and conditions of sale whether the same have been inspected or not.

AGENTS NOTE: Please note there is no VAT charged on the hammer price, but the successful purchaser will pay the sum of £250 plus VAT as an administration and document fee on the evening of the sale.

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