

SCARGILL
MANN & CO

EST. 1995



31 Repton Avenue

, Derby, DE23 6JN

Offers Around £250,000



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GENERAL INFORMATION

THE PROPERTY

Scargill Mann offer this three-bedroom semi-detached house which presents an excellent opportunity for those looking to create their dream home. Offered for sale with no upward chain, this property is ideal for families or first-time buyers eager to put their personal touch on a residence that requires some cosmetic upgrading.

Internally, the accommodation has a hallway giving access to two reception rooms and a fitted kitchen.

Ascending to the first floor, you will find three bedrooms and a family bathroom.

The property has a driveway that allows for convenient parking, alongside lawn at the front. Gated access leads to the rear of the property, where a workshop awaits, offering potential for hobbies or additional storage. The enclosed rear garden, also laid to lawn, provides a private outdoor space for children to play or for hosting summer barbecues.

This residence, with its potential and a little imagination and effort, can be transformed into a wonderful family home. Do not miss the chance to view this property and explore its possibilities.

ACCOMMODATION

Entrance door opening through to hallway.

HALLWAY

6'5" inc stairs x 14'7" (1.97m inc stairs x 4.46m)

Has two glazed side panels with half glazed entrance door, obscure window to the side aspect, picture rail, radiator, stairs off to first floor with useful under stairs storage cupboard and doors leading off to:

LOUNGE

11'5" into chimney x 10'2" x 12'5" inc bay (3.48m into chimney x 3.11m x 3.79m inc bay)

Has a bay window to the front aspect, radiator and ceiling light point.

DINING ROOM

11'5" into chimney breast x 7'6" x 10'11" (3.50m into chimney breast x 2.3m x 3.35m)

Has sliding patio doors out to the rear garden, ceiling light point and radiator.

FITTED KITCHEN

6'3" x 7'8" to window (1.92m x 2.35m to window)

Is fitted with a range of base cupboards, drawers and matching eye

line cabinets, work tops incorporate a stainless steel sink with side drainer, there is provision for an electric cooker, space for washing machine, the Ideal domestic hot water and central heating boiler is also housed here, there is a window looking out over the rear garden and a door to the side driveway.

FIRST FLOOR

Stairs rise to the first floor landing.

LANDING

Having a window to the side aspect, radiator, loft access point and doors leading off:

BEDROOM ONE

10'11" to window x 10'3" to chimney (3.35m to window x 3.13m to chimney)

Is fitted with a range of built in wardrobes providing hanging space and shelving, radiator and ceiling light point.

BEDROOM TWO

10'10" to window x 11'5" x 10'3" to chimney (3.31m to window x 3.5m x 3.14m to chimney)

Window to the rear aspect, radiator and ceiling light point.

BEDROOM THREE

6'5" x 6'5" to window (1.96m x 1.97m to window)

Has a window to the front aspect, radiator and ceiling light point.

BATHROOM

6'1" x 7'8" to window (1.87m x 2.34m to window)

Is fitted with a panelled bath with Electric Triton shower over, pedestal hand wash basin, W.C., there is an obscure window to the side aspect, radiator, tiled surrounds and a built in storage cupboard.

OUTSIDE

The property sits back off Repton Avenue behind a dwarf wall with paved and lawn area, to the rear of the property is a good size lawn, which is fully enclosed with paved path and garage with up and over door and personal access door out into the garden.

AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

Derby City - Band B

Tel: 01283548194

CONSTRUCTION

Standard Brick Construction

CURRENT UTILITY SUPPLIERS

Gas
Electric
Oil
Water - Mains
Sewage - Mains
Broadband supplier

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.
<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 04/2025)
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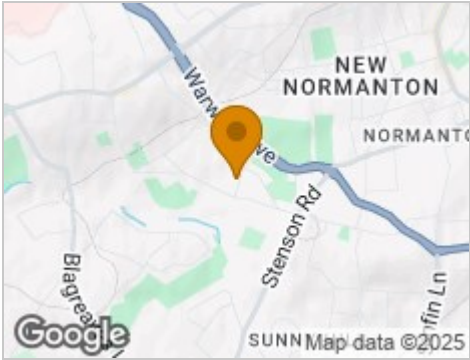
Road Map



Hybrid Map



Terrain Map



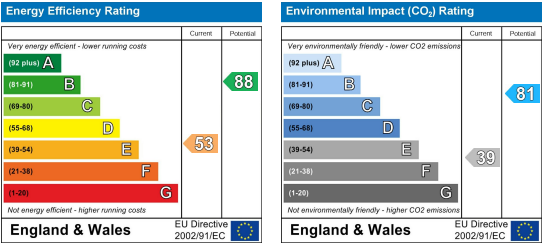
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.