



Directions

From the offices of Hannells Estate Agents in Derby turn left onto Duffield Road and at the roundabout take the third exit onto the A38. At the Markeaton roundabout take the second exit following the A38 and remain in the left hand lane, taking the first exit from A38 Kingsway. Take the third left onto Cheviot Street and the property can be found on the right hand side, clearly identified by the Hannells for sale board.



Viewings Strictly By Appointment Only

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	45	57	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales

**View This Property!**

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

W: [www.hannells.co.uk](http://www.hannells.co.uk)  
E: [allestree@hannells.co.uk](mailto:allestree@hannells.co.uk)  
T: 01332 556633

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

87 Cheviot Street, Derby, DE22 3EY | Offers In Excess Of £130,000 (Freehold)

- \*\*\*LARGE GARDEN TO THE REAR\*\*\*Excellent opportunity to purchase this well presented, three bedroom end of terraced property located close to Derby City Centre, Derby University & The Royal Derby Hospital. Ideal for any first time buyer investor or family and benefiting from a driveway providing off road parking with a garage and a large garden to the rear of the property. Cheviot Street is one not to be missed. CALL TODAY TO VIEW!!!!
- Well Presented, Three Bedroom, End Of Terraced Property
  - Ideal For Any First time Buyer Investor Or Family
  - Large Garden To The Rear of the Property
  - EPC Rating E
  - Driveway Together With A Single Garage



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.





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*A Moving Experience*

www.hannells.co.uk | allestree@hannells.co.uk | 01332 556633

## Full Description

Hannells Estate Agents are delighted to bring to the market this well presented, three bedroom, end of terraced property located Close to Derby City Centre, Derby University & The Royal Derby Hospital.

Ideal for any first time buyer, investor or family, the property benefits from spacious living accommodation, driveway providing off road parking together with a single garage, large rear garden and a workshop, uPVC double glazing and gas central heating.

In brief, the accommodation comprises; entrance hall, spacious lounge with a multi fuel burner, conservatory overlooking the rear garden, modern fitted kitchen and a modern fitted ground floor bathroom.

Found to the first floor are three bedrooms with bedrooms one and two being double bedrooms and a landing.

At the front of the property is a driveway providing ample off road parking, hedge boundaries and a secure gate giving access to the rear of the property.

To the rear of the property is a large garden laid mainly to lawn, hedge boundaries, patio area, flower beds, vegetable patch, a single garage together with a separate workshop.

Cheviot Street is conveniently located close to local shops, schools and amenities.

The property also benefits from excellent road links with the A38 and A52 road networks, leading into Derby City Centre. The property must be viewed internally to fully appreciate the size, standard and location of the accommodation on offer.

## Measurements & Details

### Entrance Hall: 6' 3" x 5' 7" (1.90m x 1.70m) Max

Having a composite door to the front elevation, radiator, laminate flooring and staircase giving access to the first floor.

### Lounge: 14' 6" x 10' 3" (4.42m x 3.12m) Max

Having a uPVC double glazed window to the front elevation, multi fuel burner with a feature hearth and surround, radiator, television point, telephone point and exposed wooden floor boards.

### Kitchen: 7' 10" x 11' 10" (2.39m x 3.60m) Max

Having a uPVC double glazed window to the side elevation, range of wall, base and drawer units with a roll top laminate work surface over and a tiled splash back. Stainless steel sink and drainer with a mixer tap, space for a gas cooker, space and plumbing for a dishwasher, space for a fridge freezer, wall mounted gas combination boiler, under stairs storage cupboard, vinyl flooring and archway opening into the conservatory.

### Conservatory: 9' 5" x 20' 4" (2.87m x 6.19m) Max

Having a uPVC double glazed windows to the side and rear elevations, ceiling fan with light, radiator, space and plumbing for an automatic washing machine and uPVC double glazed French doors to the rear elevation.

### Bathroom: 6' 2" x 5' 8" (1.88m x 1.73m) Max

Having a uPVC double glazed obscured window to the front elevation, a white three piece suite comprising; pedestal hand wash basin, low level W.C, panelled bath with electric shower over, fully tiled walls, radiator, extractor fan and tiled flooring.

### First Floor Landing:

Having a uPVC double glazed window to the rear elevation and doors to all rooms.

### Bedroom One: 14' 7" x 8' 8" (4.44m x 2.64m)

Having a uPVC double glazed window to the front and rear elevations, built in single wardrobe, loft access and radiator.

### Bedroom Two: 9' 0" x 10' 4" (2.74m x 3.15m) Max

Having a uPVC double glazed window to the front elevation and a radiator.

### Bedroom Three: 5' 3" x 7' 3" (1.60m x 2.21m) Max

Having a uPVC double glazed window to the rear elevation and a radiator.

### Outside:

At the front of the property is a driveway providing ample off road parking, hedge boundaries and a secure gate giving access to the rear of the property. To the rear of the property is a large garden laid mainly to lawn, hedge boundaries, patio area, flower beds, vegetable patch, log store shed and a single garage together with a separate workshop\* Please note the garage and workshop have got power and lighting.



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