



Bass Street  
Derby





## Property Description

Hall & Benson are delighted to bring to market this traditional, two bedroom mid-terrace. The property benefits from being in a convenient location as it is close to bus routes and local amenities.

The accommodation boasts two reception rooms and a kitchen to the ground floor. The carpeted stairs up to the first floor lead to two double bedrooms and a bathroom.

The front door of the property is accessed via a private, shared passage way with next door. To the rear is a garden comprising patio and lawn.

## Ground Floor

The property shares private access with the adjoining property.

## Entrance Hallway

Wooden double glazed front door, wooden flooring, doors either side to access the lounge and dining room, one radiator, large storage cupboard, carpeted staircase leading to the first floor.

## Lounge

12' 2" x 11' 8" max ( 3.71m x 3.56m max )

Carpeted flooring, one radiator, UPVC double glazed window to the front elevation, gas fire and surround, built in cupboard.

## Dining Room

11' 2" x 10' 2" plus recess ( 3.40m x 3.10m plus recess )

Wooden flooring, one radiator, electric fire, UPVC double glazed window to the rear elevation, built in cupboard.

## Kitchen

8' 11" x 6' 10" ( 2.72m x 2.08m )

Tiled flooring and part tiled walls, matching wall and base units, space for a fridge, cooker and washing machine, stainless steel sink and drainer with mixer tap, UPVC double glazed window to the rear elevation and door to the side elevation.

## First Floor

## Landing

Carpeted flooring, doors to both bedrooms and built in airing cupboard.

## Bedroom One

11' 4" x 12' 6" plus wardrobes ( 3.45m x 3.81m plus wardrobes )

Vinyl flooring, one radiator, UPVC double glazed window to the rear elevation, fitted wardrobes, door to the bathroom.

## Bedroom Two

12' 2" x 11' 7" max ( 3.71m x 3.53m max )

Wooden flooring, one radiator, UPVC double glazed window to the front elevation.

## Bathroom

Carpeted flooring, bath with shower attachment, pedestal sink, WC, one radiator, built in storage, UPVC double glazed frosted window to the rear elevation.

## Outside

## Rear

Paved patio area, lawn, shed to the rear. Gate to the side to access the shared passage.



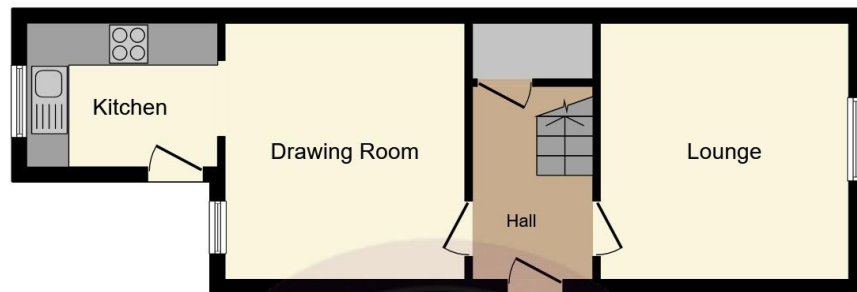












**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

**T 01332 555 945**

**E [allestree@hallandbenson.co.uk](mailto:allestree@hallandbenson.co.uk)**

E7 Park Farm Centre Park Farm Drive  
DERBY DE22 2QQ

**EPC Rating: E**

Tenure: Freehold

**view this property online [hallandbenson.co.uk/Property/ATR101131](http://hallandbenson.co.uk/Property/ATR101131)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.hallandbenson.co.uk](http://www.hallandbenson.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ATR101131 - 0003