



# HOPKINS & DAINTY

ESTATE AGENTS



**Brighton Road, Derby, DE24 8SY**

**£139,950**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market this three bedroom terraced house, set in a popular residential suburb off London Road. Convenient for access into Derby and Pride Park, the property is currently let and would make an ideal investment or first purchase.

The accommodation comprises: front Lounge, rear Dining Room which opens into the Kitchen and ground floor Bathroom, which has a three piece suite including an over bath shower. On the first floor the passageway Landing provides access to all three Bedrooms. The property has gas central heating and double glazing, along with a low maintenance rear garden. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.



Lounge 11'5" x 11'1" (3.49 x 3.39)



Accessed via a double glazed entrance door, with a double glazed front window, radiator and laminate flooring. Coving to the ceiling with a ceiling rose; fireplace and a gas fire (not connected) and a door to:

Dining Room 11'5" x 11'2" (3.48 x 3.41)



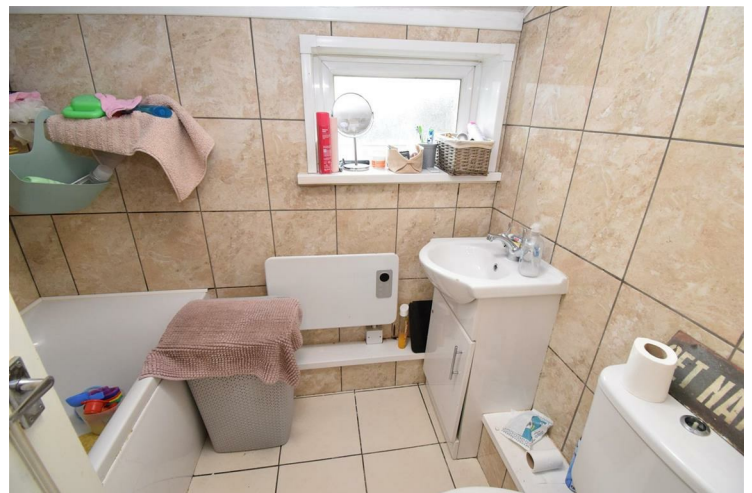
With a walk in under stairs storage cupboard, radiator and fireplace (gas fire not connected). Coving to the ceiling with a ceiling rose, a double glazed door to the garden, stairs rising to the first floor and opening to:

Kitchen 8'9" x 5'10" (2.69 x 1.78)



Fitted base and wall units with worktops and an inset sink and drainer. There is space for a cooker, plumbing for a washing machine and a further appliance space. Wall mounted gas boiler, a double glazed side window and door to:

Bathroom 6'7" x 4'10" (2.02 x 1.49)



With a three piece suite comprising bath with a shower over, wash hand basin and WC. Tiled walls and flooring, a part sloping ceiling, extractor vent, electric heating and a double glazed rear window.

First Floor Landing

Passage landing with a radiator and doors leading off.

### Bedroom 1 11'5" x 11'2" (3.50 x 3.41)



Front double bedroom spanning the full width of the property. With a radiator and double glazed window.

### Bedroom 2 11'2" x 8'3" (3.41 x 2.52)



Second double bedroom with a radiator, double glazed rear window and a built in over stairs storage cupboard.

### Bedroom 3 8'8" x 5'10" (2.66 x 1.78)



Single third bedroom with a radiator and double glazed rear window.

### Rear Garden



To the rear of the property there is a low maintenance patio garden with a fence and wall boundary and a garden shed.

Please note that the neighbouring properties have a right of way across the garden.

### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.



**Ground Floor**  
Approx. 35.1 sq. metres (377.9 sq. feet)



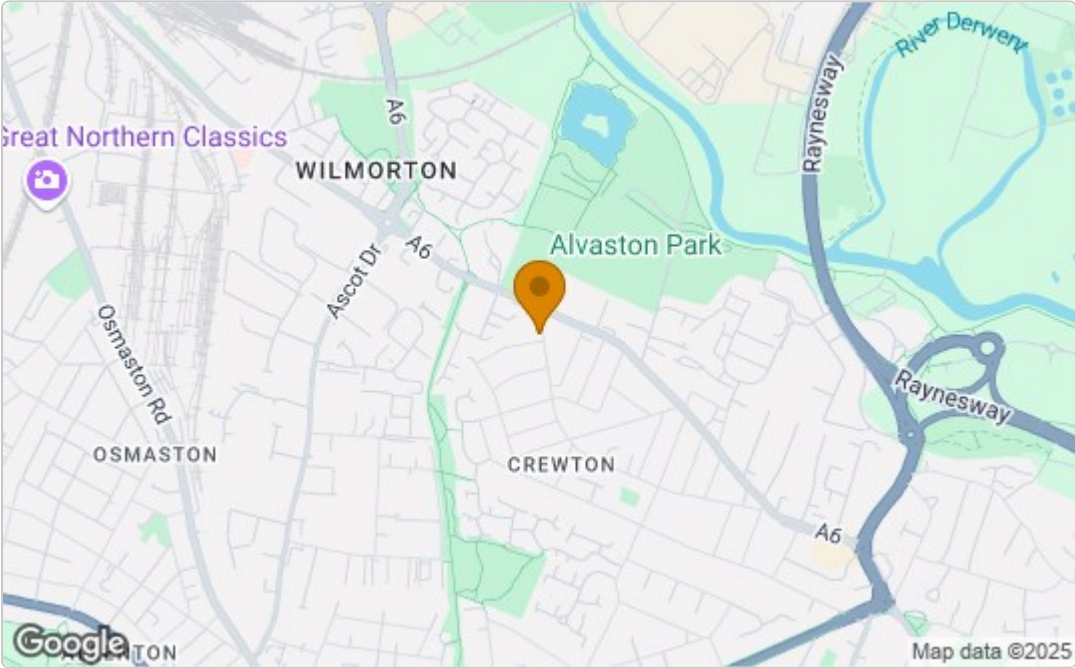
**First Floor**  
Approx. 32.3 sq. metres (347.3 sq. feet)



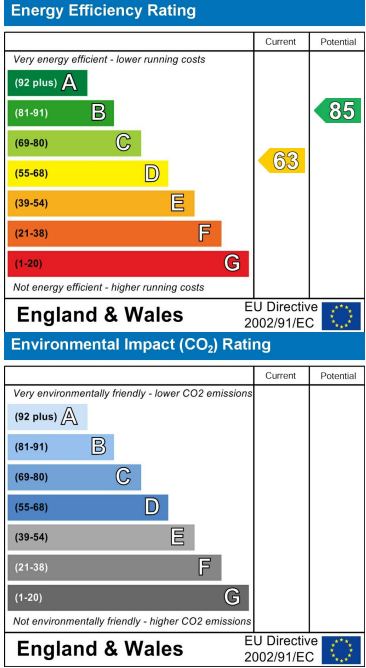
Total area: approx. 67.4 sq. metres (725.3 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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