









# St. James Road, Derby, DE23 8QU Offers over £135,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this well presented two bedroom end terrace house with NO UPWARD CHAIN. Set in the popular residential location of Normanton, the property has been previously let and would make an ideal first purchase or buy to let investment. With gas central heating and double glazing, a front Lounge, rear Dining Room and Kitchen. On the first floor there are

Two Double Bedrooms and the Bathroom with a three piece suite including an over bath shower. The bathroom is accessed via Bedroom 2. To the rear, there is a pleasant lawn garden with a seating area and an external WC. 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 11'4" x 11'1" (3.46 x 3.38)



ceiling rose and a double glazed front window. Door to:

#### **Inner Hall**

With stairs rising to the first floor, laminate flooring, a radiator and door to:

## Dining Room 11'3" x 11'1" (3.44 x 3.38)



With an under stairs storage cupboard, laminate flooring, radiator, double glazed rear window and door to:

# Kitchen 12'10" x 5'6" (3.92 x 1.68)



Accessed via a double glazed entrance door. With Fitted range of base and wall units with worktops and an laminate flooring, a radiator, coving to the ceiling with a inset sink and drainer with a mixer tap and tiled splashbacks. There is space for a cooker, plumbing for a washing machine and space for a fridge. Tiled flooring, a radiator, double glazed side window and door to the garden.

#### **First Floor Landing**

Access to the loft space and doors leading off.

## Bedroom 1 11'3" x 11'1" (3.44 x 3.39)



Front double bedroom with a radiator, wall mounted gas boiler, double glazed window and a ceiling rose.

#### Bedroom 2 11'3" x 106'3" (3.43 x 32.39)

**Rear Garden** 



to:

## Bathroom 8'6" x 5'6" (2.61 x 1.68)



Three piece suite comprising bath with a shower over and screen, wash hand basin and WC. Tiled splashbacks, a radiator and double glazed rear window.

Please note, the bathroom is accessed via bedroom 2.

# Frontage

To the front of the property there is a small courtyard garden with gated access to the entrance door.



Rear double bedroom with a radiator, coving to the ceiling A shared side path leads to the rear of the property, where and a ceiling rose. Double glazed rear window and a door there is a lawn garden with an external WC. The neighbouring houses have access via the rear garden.

#### **Draft Sales Details**

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

## Important Information

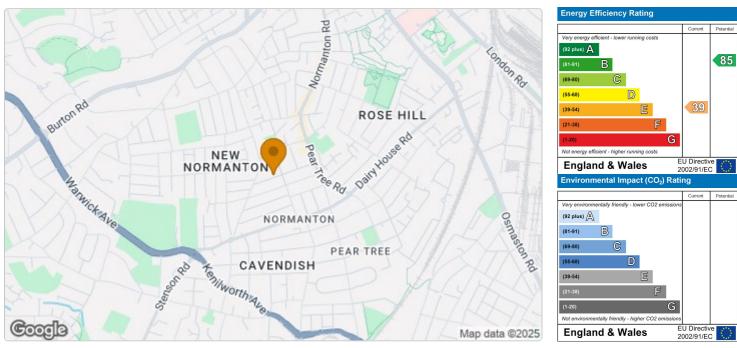
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any 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.



Total area: approx. 67.4 sq. metres (725.9 sq. feet) COPYRIGHT OF HOPKINS & DAINTY ESTATE AGENTS Plan produced using PlanUp.

# Area Map



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.



**Energy Efficiency Graph**