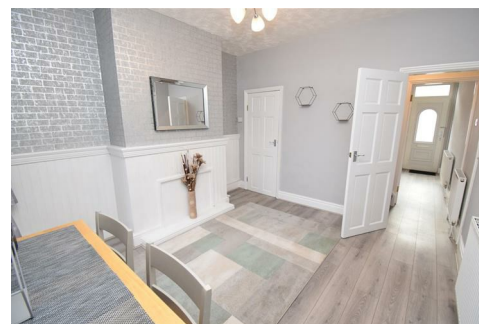




# HOPKINS & DAINTY

ESTATE AGENTS



**St. James Road, Derby, DE23 8QU**

**£150,000**

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)**



Accessed via a double glazed entrance door. With laminate flooring, a radiator, coving to the ceiling with a 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)**



Fitted range of base and wall units with worktops and an 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 double bedroom with a radiator, coving to the ceiling and a ceiling rose. Double glazed rear window and a door 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 Garden

A shared side path leads to the rear of the property, where there is a lawn garden with an external WC. The neighbouring houses have access via the rear garden.

We are informed that there is Japanese Knotweed on the land behind this house. There is a treatment plan in place to protect this property.

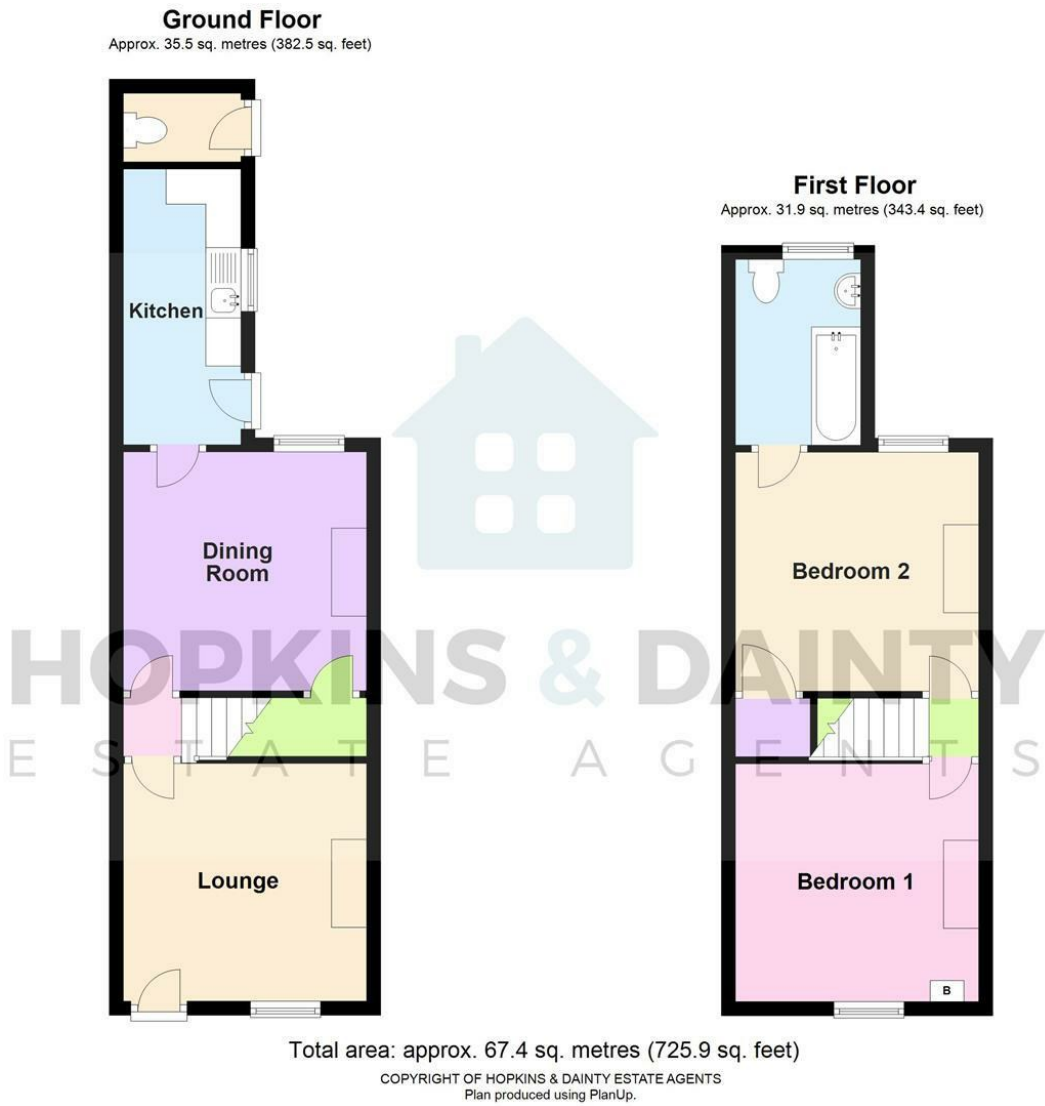
### Draft Sales Details

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.

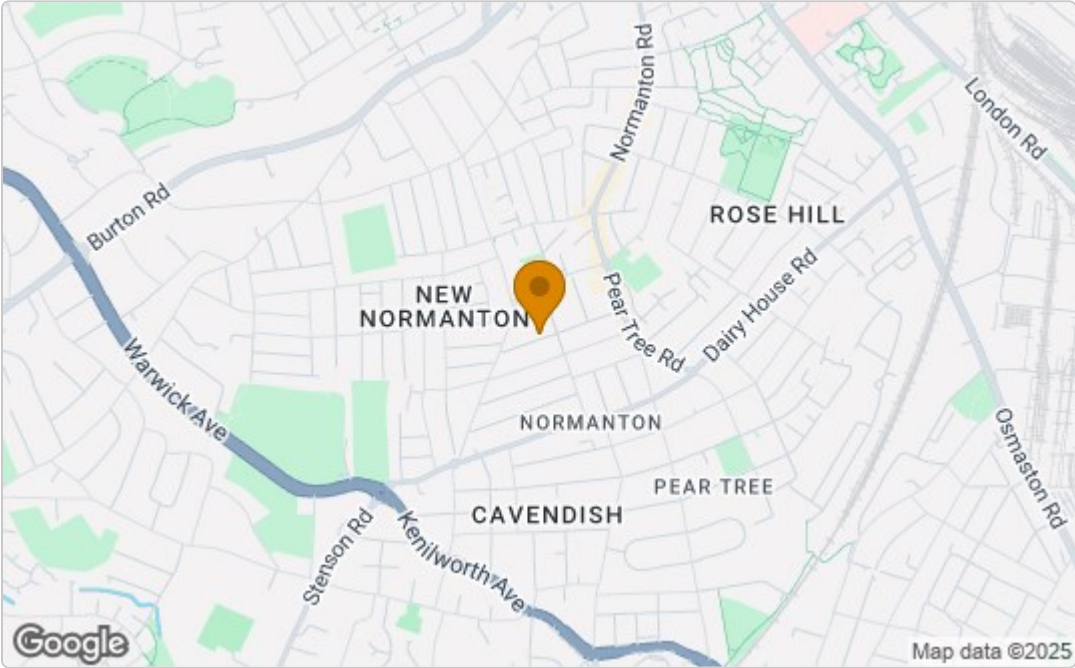
### Important Information

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.

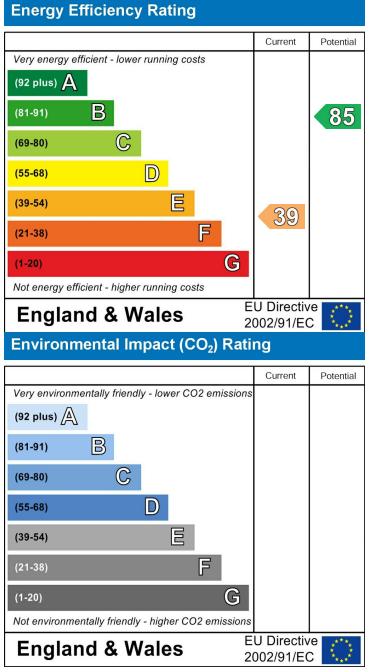
Floor Plan



Area Map



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.