



# HOPKINS & DAINTY

ESTATE AGENTS



**Emerson Square, Derby, DE23 8BB**

**Guide price £120,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring the market this traditional terraced house. Set in this established residential estate with NO UPWARD CHAIN. The house is in need of updating/refurbishment. The accommodation comprises: entrance hall, front lounge, rear kitchen and a downstairs WC. On the first floor, there are two bedrooms and the bathroom which has a three piece suite. The property has gas central heating (not tested) and double glazed windows (single glazed doors). Front driveway parking and a rear garden with an external storage shed.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.



## Entrance Hall



Accessed via a single glazed wooden entrance door. With a radiator, stairs rising to the first floor and door to:

## Lounge/Diner 12'11" x 10'5" (3.95 x 3.19)



With a tiled fireplace, radiator, picture rail and double glazed front window. Door to:

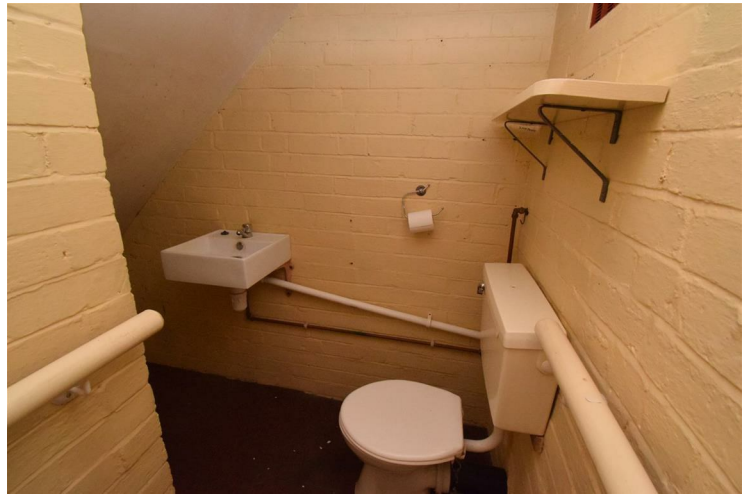
## Kitchen 12'11" x 8'10">5'4" (3.95 x 2.71>1.63)



Fitted range of base and wall units with an inset sink and drainer and tiled splashbacks. There is space for a cooker

and further appliances; along with a radiator, two double glazed rear windows and a single glazed wooden door opening to the rear garden. Door to:

## Guest WC



Under stairs WC with a wash hand basin and part sloping ceiling.

## First Floor Landing



With doors leading off.



**Bedroom 1 12'11" x 10'5" (3.94 x 3.19)**



Front double bedroom with a radiator, picture rail and a double glazed front window. Built in storage cupboard with a double glazed front window and access to the loft space.

**Bedroom 2 9'8" x 9'1" max. (2.95 x 2.77 max.)**



Rear bedroom with a radiator, picture rail and double glazed window. Fitted cupboard housing the wall mounted gas boiler (not tested).

**Bathroom 6'0" x 5'2" (1.85 x 1.59)**



Three piece suite comprising bath with an electric shower over, wash hand basin and WC. Tiled splashbacks, an extractor vent and a double glazed rear window.

**Front Garden/Driveway**



At the front of the property there is a hardstanding providing off road parking, with borders and hedging to the boundary. A shared side entry leads to the rear garden. Access to the entrance door with a storm canopy and lighting.

## Rear Garden



Established rear garden with a patio, hedge/fence boundary and an external storage shed.

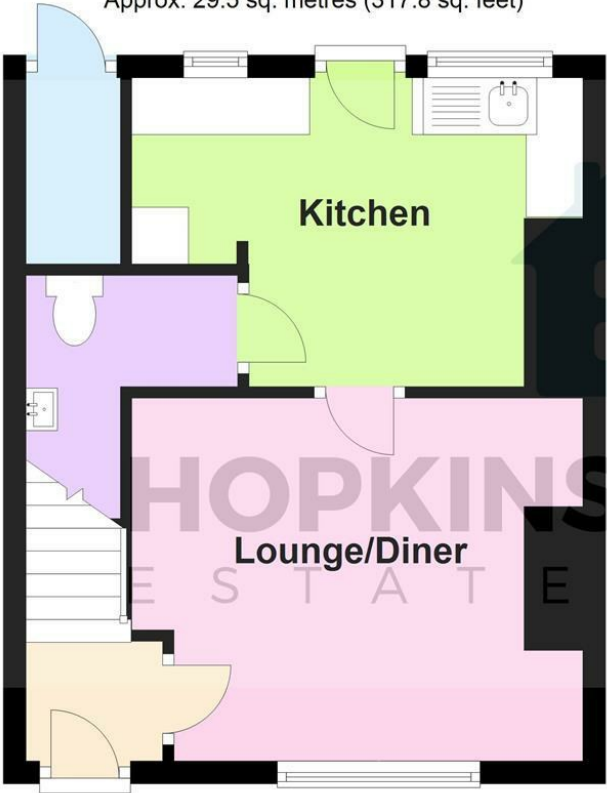
### Important Information

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. 29.5 sq. metres (317.8 sq. feet)



First Floor

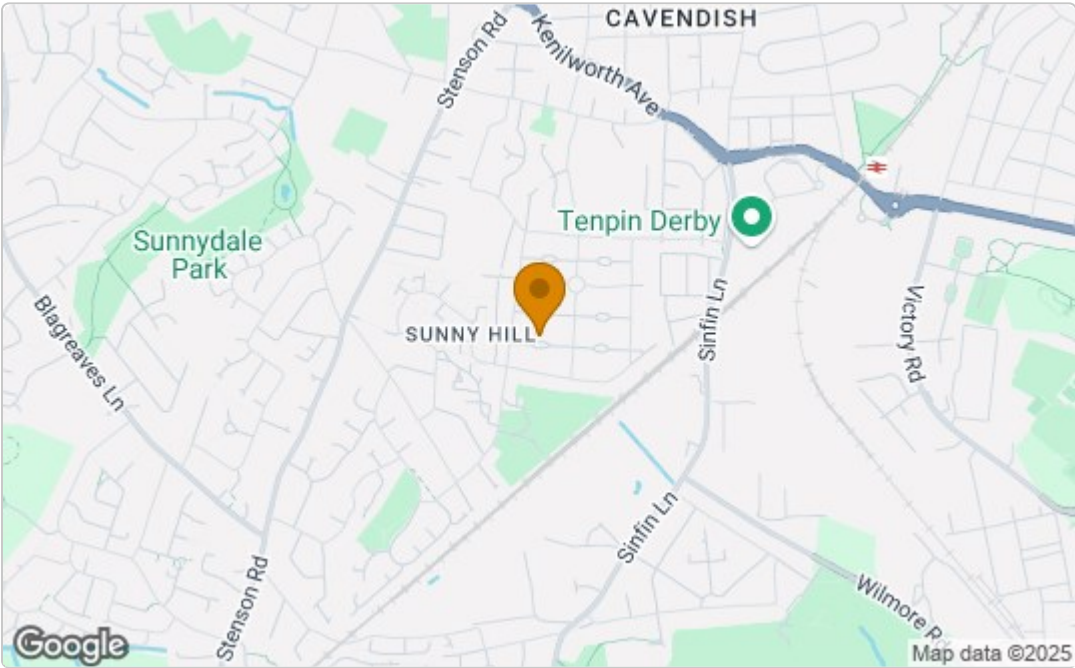
Approx. 29.5 sq. metres (317.8 sq. feet)



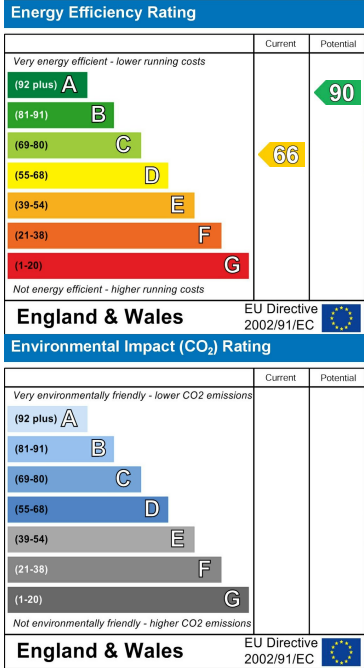
Total area: approx. 59.1 sq. metres (635.6 sq. feet)

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Plan produced using PlanUp.

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.