

Fletcher & Company

51 Etwall Street, Derby, DE22 3DW

Price £120,000

Freehold



- Victorian Mid-Terraced Property
- Requires Modernisation
- Gas Central Heating & Double Glazing
- Lounge
- Dining Room
- Kitchen
- Useful Cellar
- Two First Floor Bedrooms & Shower Room
- Low Maintenance Rear Garden
- Ideal Investment Opportunity





Summary

ATTENTION BUILDERS/INVESTORS – A two double bedroom Victorian mid-terraced property requiring modernisation, located off Uttoxeter Old Road within a popular city centre location.

The gas central heated and double glazed living accommodation briefly consists on the ground floor: lounge, dining room with access to the cellar and kitchen to the rear. The first floor passageway landing leads to two genuine double bedrooms and a spacious shower room.

To the rear of the property is a low maintenance garden with block paving, patio and planted miscellaneous shrubs and bushes.

F&C

The Location

The location of this property is one of its main benefits being located in close proximity of Derby city centre with its Derbion Shopping Centre offering many retail outlets and the Cathedral Quarter which offers a range of bars, hotels, restaurants and boutiques.

Markeaton Park and the University of Derby are easily reached from the Derby Ring Road which in turn offers access to the A38, A52 and A50 trunk roads which gives access onto the onward motorway network. There are regular bus services along Ashbourne Road to the city centre. Ashbourne and the Royal Derby Hospital are also easily reached.

Accommodation

Ground Floor

Lounge

12'1" x 11'5" (3.70 x 3.50)

uPVC double glazed entrance door provides access into lounge with chimney breast with feature electric coal effect fire, raised hearth and surrounds, period coving to ceiling, central heating radiator, access to meters and fuse box and door to dining room.



Dining Room

12'1" x 11'5" (3.70 x 3.49)

With chimney breast with brick effect tiles, central heating radiator, uPVC double glazed window to rear, door giving access to useful cellar, door to staircase leading to first floor and doorway to kitchen.



Cellar

15'5" x 6'8" (4.71 x 2.05)

Kitchen

With wall, base and drawer units with worktop, stainless steel sink drainer unit with hot and cold taps, appliance space suitable for gas oven and fridge, uPVC double glazed window to side and uPVC double glazed side access door.



First Floor

Landing

Passageway landing with feature period stained glass loft hatch and doors giving access to two bedrooms and shower room.

Bedroom One

With chimney breast, central heating radiator and uPVC double glazed window to front.



Bedroom Two

With chimney breast, door to storage cupboard, central heating radiator and uPVC double glazed window to rear.



Shower Room

Fully tiled with a white suite comprising pedestal wash handbasin with hot and cold taps, low level WC, double walk-in shower enclosure with shower, glass screen, handrail and seat, wall mounted mirrored medicine cabinet, cupboard housing the combination boiler and uPVC obscure double glazed window to rear.

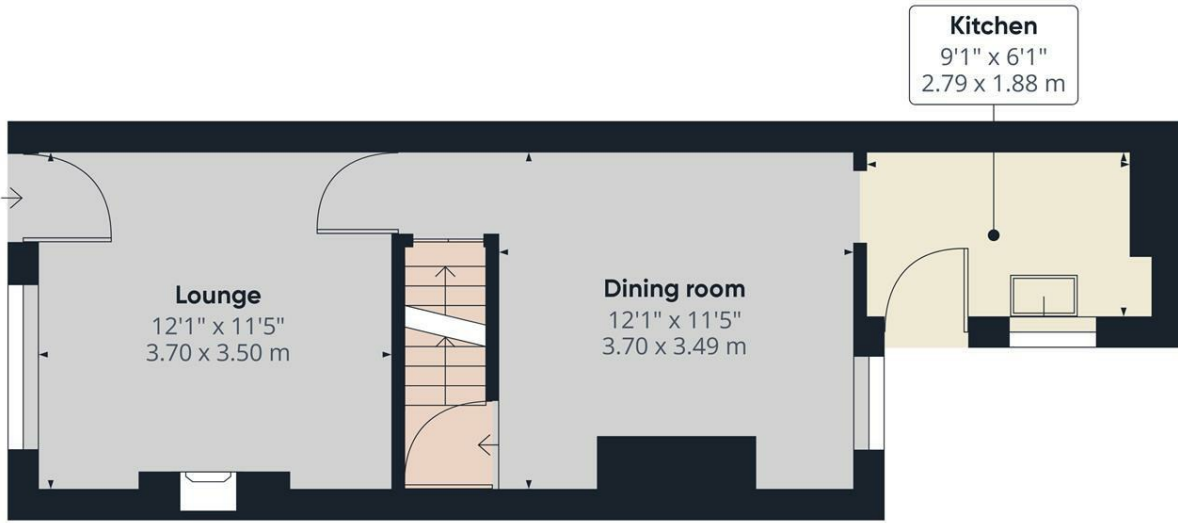


Outside

To the rear of the property is a low maintenance garden with block paving, patio and planted miscellaneous shrubs and bushes.



Council Tax Band A - Derby



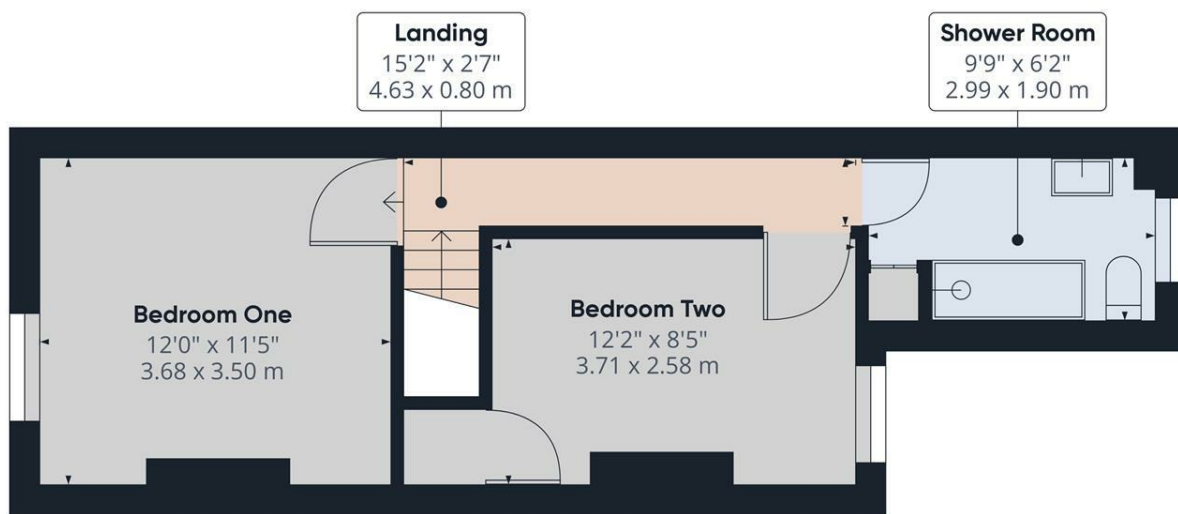
Approximate total area[®]
 368.41 ft²
 34.23 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Floor 0



Approximate total area[®]
 345.87 ft²
 32.13 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Floor 1



Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

51 Etwall Street
Derby
DE22 3DW

Council Tax Band: A
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	