

Fletcher & Company

60 Peel Street, Derby, DE22 3GH

Price £165,000

Freehold



- Traditional Mid-Terraced Property
- No Upward Chain
- Double Glazing & Gas Central Heating
- Lounge, Dining Room, Kitchen
- Passage Landing Leading to Two First Floor Bedrooms & Bathroom
- Rear Garden with Patio Area
- Easy Access to Derby University & Derby City Centre
- Ideal Investment Purchase or First Time Buy





Summary

Conveniently located two bedroom traditional mid-terraced property in the Ashbourne Road area of Derby.

This is a conveniently located traditional two bedroom terraced property in the Ashbourne Road area of Derby sold with the benefit on no upward chain. The property is double glazed and gas central heated featuring a lounge, dining room with kitchen off, two first floor bedrooms and bathroom.

To the rear of the property is a patio and lawn.

F&C

The Location

The property's location is convenient for Derby city centre and its amenities as well as the Derby University, Markeaton Park and a range of shops and facilities along Ashbourne Road. The location also provides easy access onto the A38 and A52.

Accommodation

Ground Floor

Lounge

11'2" x 11'1" (3.41 x 3.40)

uPVC entrance door provides access into the lounge with central heating radiator, decorative coving and double glazed window to the front.



Dining Room

14'1" x 11'1" (4.31 x 3.38)

With central heating radiator, tiled floor covering, feature cast iron fireplace, staircase leading to the first floor, double glazed window to the rear and open plan access into the kitchen.



Kitchen

8'9" x 5'6" (2.68 x 1.70)

With an L-shaped worktop having tiled surrounds, inset stainless steel sink unit with mixer tap, inset four plate electric hob with extractor hood over and built-in oven beneath, appliance space suitable for a washing machine and double glazed window and door to the side.



First Floor

Passage Landing

Passage landing with doors to two bedrooms and bathroom.

Bedroom One

12'11" x 11'2" (3.94 x 3.41)

With central heating radiator, painted wooden floorboards and double glazed window to the front.



Bedroom Two

11'5" x 9'8" (3.48 x 2.96)

With central heating radiator, painted wooden floorboards and double glazed window to the rear.



Bathroom

9'0" x 7'7" (2.75 x 2.32)

With a white four-piece suite comprising low flush WC, pedestal wash handbasin, freestanding roll edge bath with shower attachment, separate shower, central heating radiator and double glazed window to the rear.

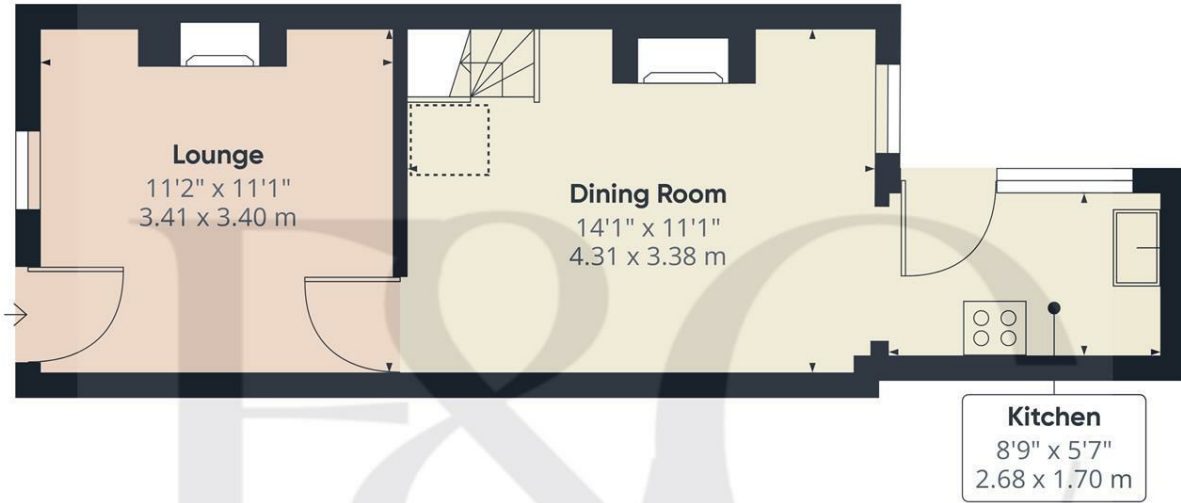


Outside

The rear garden features a patio area and lawn and to the front of the property is on-street parking.



Council Tax Band A - Derby



Approximate total area⁽¹⁾
328.19 ft²
30.49 m²

Reduced headroom
5.65 ft²
0.52 m²

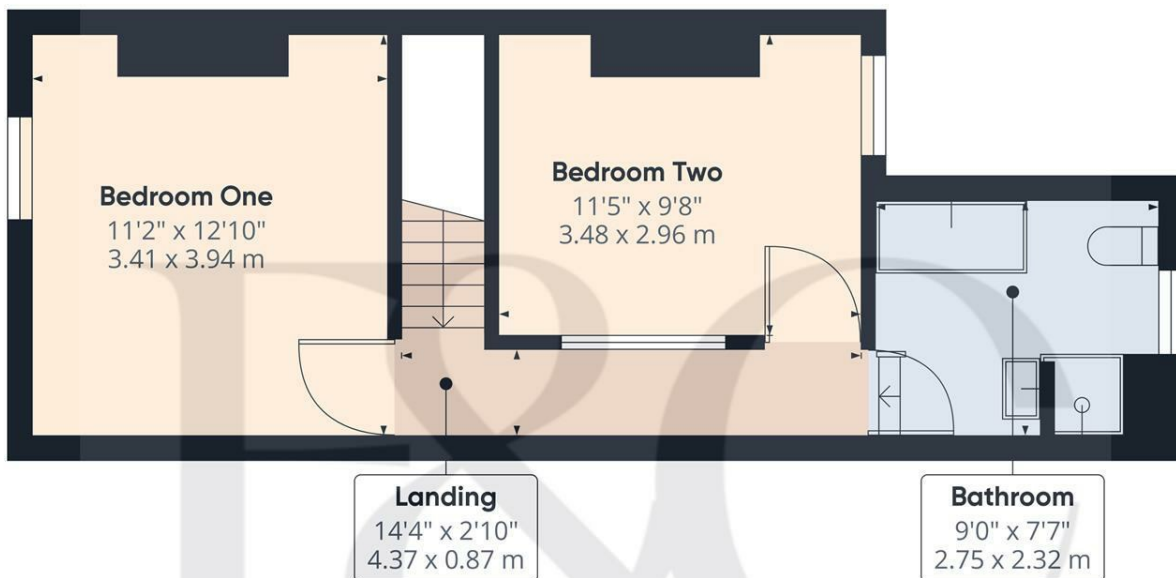
(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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⁽¹⁾
357.42 ft²
33.21 m²

(1) Excluding balconies and terraces

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GIRAFFE 360

Floor 1



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60 Peel Street
Derby
DE22 3GH

Council Tax Band: A
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	