

Fletcher & Company

39 Arthur Street, Strutts Park, Derby, DE1 3EG

Offers Around £260,000

Freehold



- Recently Refurbished Three Bedroom Traditional Terrace
- Sort After Location of Strutt's Park Area of Derby
- No Upward Chain
- Shared Alleyway, Private Entrance Hall
- Lounge to Front
- Open Plan Dining Kitchen to Rear
- Two First Floor Bedrooms & Large Bathroom
- Second Floor Third Bedroom
- Stylish Low Maintenance Rear Garden
- Easy Access into Derby City Centre





Summary

Recently refurbished, three bedroom traditional terrace in the Strutt's Park area of Derby.

This is an opportunity to acquire a recently refurbished, traditional mid-terrace in the Strutt's Park area of Derby, for sale with no upward chain. The property features a shared alleyway with the neighbouring property, private entrance hall with staircase leading to the first floor, lounge to the front with feature cast iron fire surround and sash windows and a rear dining room opening into a stylish fitted kitchen. The first floor landing leads to two good sized bedrooms and large bathroom with a four-piece suite. The second floor features a further double bedroom.

To the rear of the property is a low maintenance garden with lower-level gravelled section and upper decked area with timber fencing and brick walling.

F&C

The Location

The property's location in Strutt's Park is a short walk from Darley Park with its beautiful walks around the River Derwent and vibrant Darley Abbey Mills with a selection of restaurants and bars. A pleasant footpath into Derby city centre offers a complete range of services.

Accommodation

Ground Floor

Panelled entrance door gives access to a shared alleyway.

Entrance Hall

Private entrance door provides access into the hallway with staircase leading to the first floor.

Lounge

With a feature cast iron fire surround and tiled hearth, central heating radiator, recessed ceiling spotlighting, coved cornice, sash window to the front and panelled and glazed door giving access to the dining area.



Dining Kitchen

Dining Area

With central heating radiator, recessed ceiling spotlighting, ceiling rose, window to the rear and open access into the kitchen area.



Kitchen Area

With an L-shaped preparation surface with tiled surround, inset ceramic sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards, inset four plate gas hob with built-in oven beneath, appliance space suitable for a fridge/freezer and washing machine, window to the rear and panelled and glazed door to the garden.



First Floor

Landing

With staircase leading to the second floor and doors to two bedrooms and bathroom.

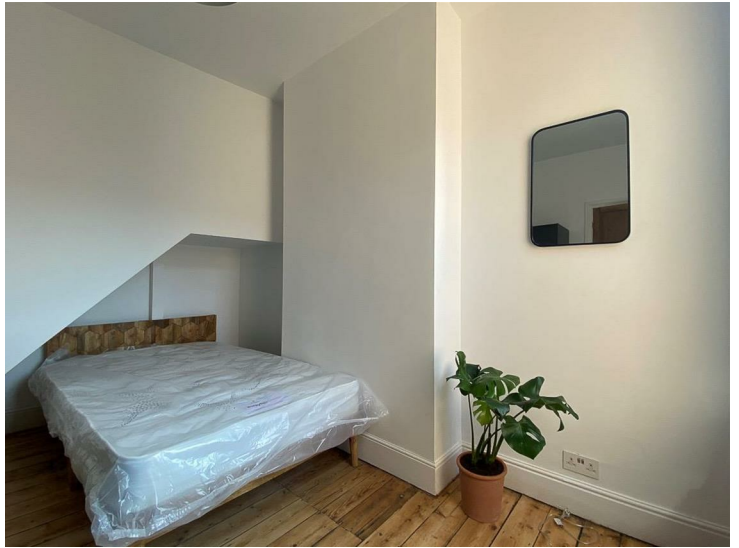
Bedroom One

With central heating radiator, stripped wooden floorboards and sash window to the front.



Bedroom Two

With central heating radiator, stripped wooden floorboards and window to the rear.



Bathroom

With a stylish period style suite in white comprising vanity unit with wash handbasin and cupboards beneath, low flush WC, walk-in shower cubicle, roll edged claw foot bath with shower attachment, central heating radiator, fitted storage, recessed ceiling spotlighting, feature exposed brick wall and window to the side.



Second Floor

Bedroom Three

With recessed ceiling spotlighting and Velux window to the rear.



Outside

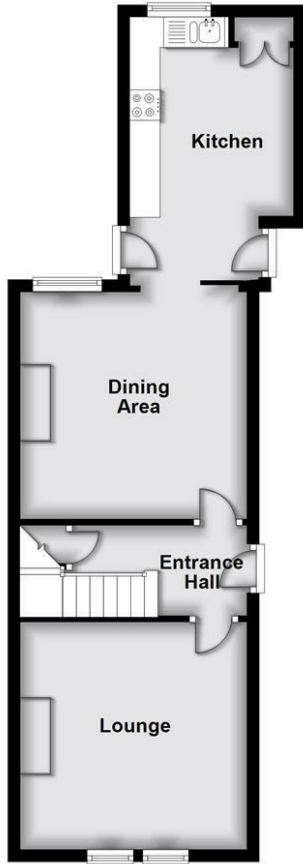
A low maintenance garden with lower-level gravelled area and upper-level decked section ideal for outdoor dining and entertaining, bound by timber fencing and brick walling.



Council Tax Band B - Derby

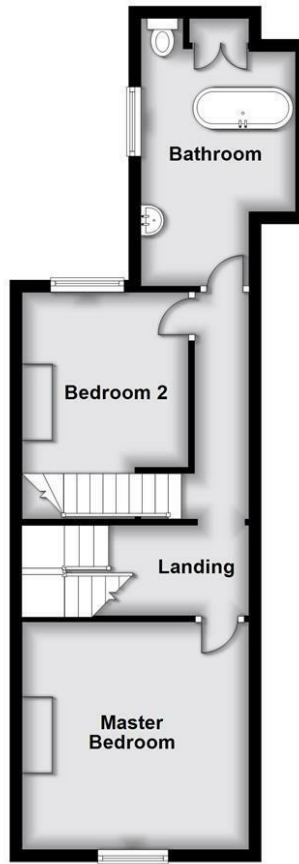
Ground Floor

Approx. 45.5 sq. metres (490.3 sq. feet)



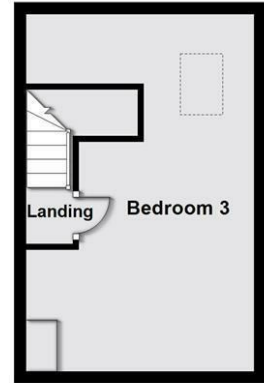
First Floor

Approx. 44.1 sq. metres (474.7 sq. feet)



Second Floor

Approx. 21.9 sq. metres (235.2 sq. feet)



Total area: approx. 111.5 sq. metres (1200.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan. The measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used by any prospective purchaser as a guide to the layout. Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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39 Arthur Street
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Council Tax Band: B
Tenure: Freehold

