

Fletcher & Company

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

Offers Around £239,950

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

Due to the level of interest we have received for this property we are inviting best and final offers in writing by 12pm on Friday 25th October to derby@fletcherandcompany.co.uk

CLOSE TO DARLEY PARK - 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



Approximate total area⁽¹⁾
 444.12 ft²
 41.26 m²

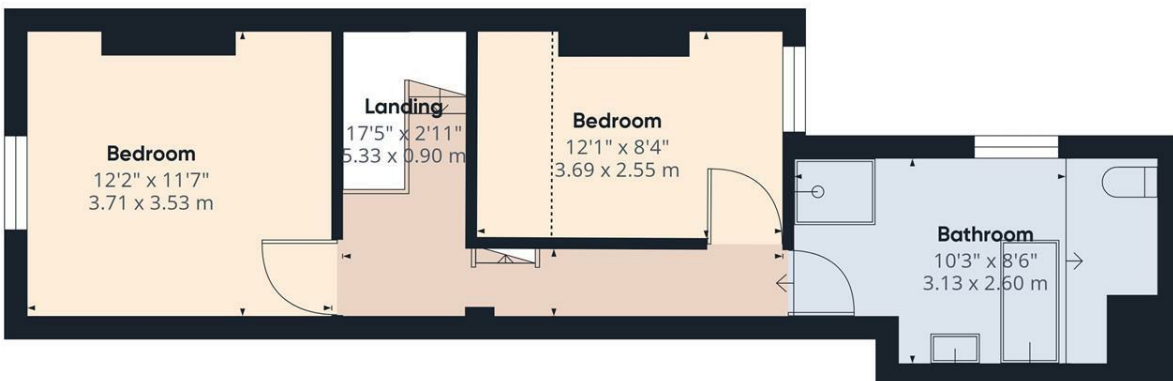
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 0



Approximate total area⁽¹⁾
 416.35 ft²
 38.68 m²

Reduced headroom
 22.93 ft²
 2.13 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

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Calculations are based on RICS IPMS 3C standard.

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Floor 1



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39 Arthur Street
Strutts Park
Derby
DE1 3EG

Council Tax Band: B
Tenure: Freehold



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 | | |
| (39-54) E | 49 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |