

# Fletcher & Company

16 St. Pauls Road, Chester Green, Derby, DE1 3RS

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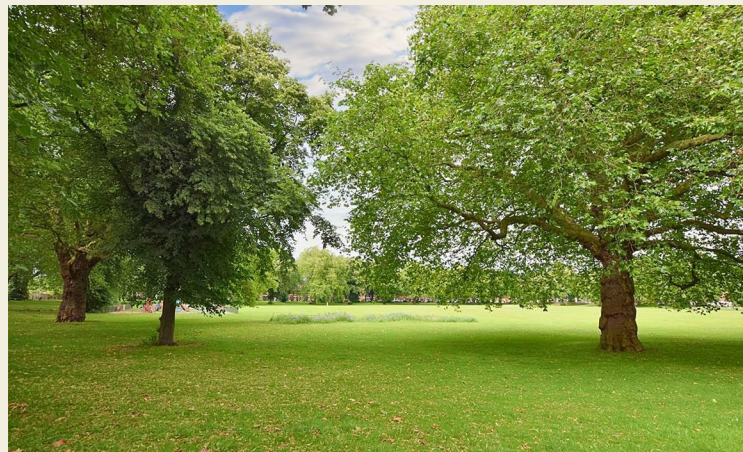
Offers Around £275,000

Freehold

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- Mid- Terraced Property Occupying a Fabulous Location
- Extremely Stylish & Superbly Presented
- Double Glazing & Gas Central Heating
- Lounge
- Fabulous Open Plan Dining Kitchen
- Two First Floor Bedrooms & Well Appointed Four-Piece Bathroom
- Enclosed Rear Garden
- Off Road Parking Space
- Easy Access to Derby City Centre & Beautiful Darley Park
- Viewina Highlv Recommended





## Summary

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Superbly presented and extremely stylish, two bedroom mid-terraced property occupying a fabulous location on the edge of Chester Green.

This is a superb opportunity to acquire an extremely well presented two double bedroom traditional mid-terraced property located in highly desirable Chester Green. The property affords fabulous views over the green and easy access to beautiful Darley Park. The accommodation is double glazed (where stated), gas central heated with a recently fitted new boiler and circuit board with lounge, fabulous open plan dining kitchen and utility room off. The first floor passage landing leads to two bedrooms and a superbly appointed bathroom with four-piece suite in white.

To the rear of the property is an enclosed private garden and off road parking space.

# F&C

## The Location

A true feature of this sale is the property's position on Chester Green and its easy reach of beautiful Darley Park with walks along the River Derwent. Darley Abbey Mills offers an excellent range of amenities including restaurants and a wine bar along with a footpath leading into Derby city centre which offers a complete range of services, the Cathedral Quarter and Iron Gate offering a selection of bars and cafés.

## Accommodation

### Ground Floor

#### Lounge

Panelled entrance door with glazed fan light over provides access into the lounge with central heating radiator, feature fireplace with marble effect porcelain hearth and interior, original fitted cupboard to recess, stripped wooden floorboards, decorative coving, ceiling rose, panelled door to the inner lobby and sash window offering impressive views over Chester Green.



#### Inner Lobby

With door to a useful under-stairs storage cupboard and open doorway leading into the fabulous open plan dining kitchen.

### Fabulous Open Plan Kitchen/Dining Room

#### Dining Area

A spacious dining area with period style central heating radiator, door to staircase leading to the first floor and double glazed French door with bespoke shutters opening onto the garden.

#### Kitchen Area

With walnut preparation surfaces, inset ceramic Belfast style sink with mixer tap, fitted base cupboards and drawers, integrated dishwasher, gas Range cooker with five plate electric hob, feature marble surround and extractor hood over, appliance space suitable for a fridge, double glazed window to the side and open doorway leading into the utility.



#### Utility

With wooden worktop and appliance spaces beneath suitable for a washing machine and tumble dryer, wall mounted Baxi gas-fired boiler and sash window to the side.

## First Floor

### Landing

Passage landing with doors to two bedrooms and bathroom.

### Bedroom One

With period style central heating radiator, feature exposed floorboards, chimney breast with glazed tiled hearth and exposed brick interior, decorative coving, ceiling rose and double glazed sash window to the front offering fabulous views over Chester Green.



### Bedroom Two

With central heating radiator, decorative coving, ceiling rose, over-stairs storage cupboard, exposed wooden floorboards and double glazed window to the rear.



### Superbly Appointed Bathroom

A superbly appointed bathroom with a stylish suite in white comprising low flush WC, wash handbasin, freestanding roll edge bath with shower attachment, large walk-in shower cubicle with feature reeded glass, rain shower head over and further handheld attachment, towel radiator and double glazed window to the rear with bespoke shutters.



## Outside

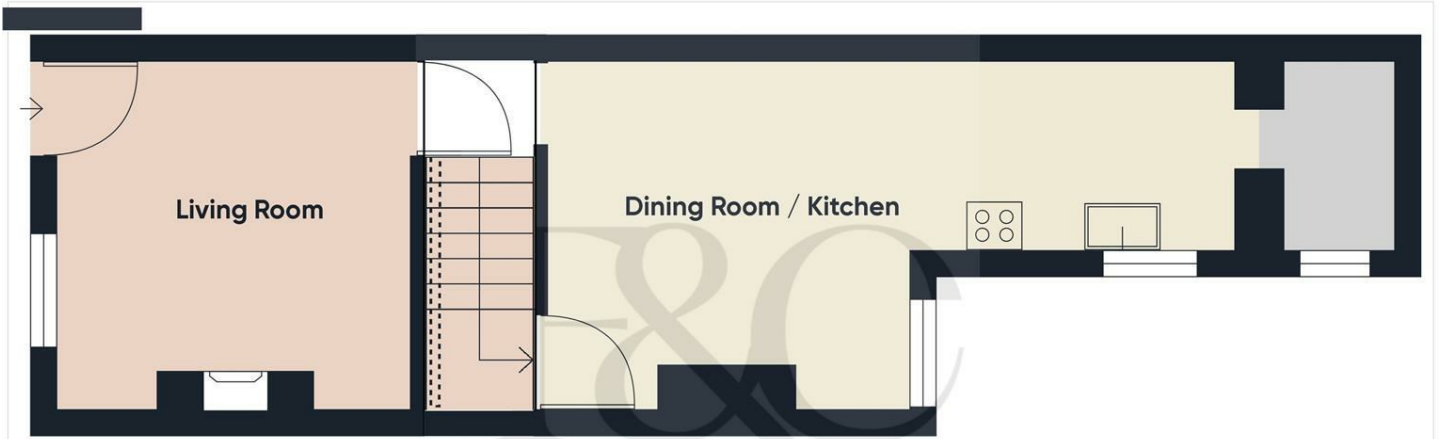
The property occupies a fabulous position on the edge of Chester Green affording impressive views over the green itself. The rear of the property benefits from off road parking space and an enclosed low maintenance garden.



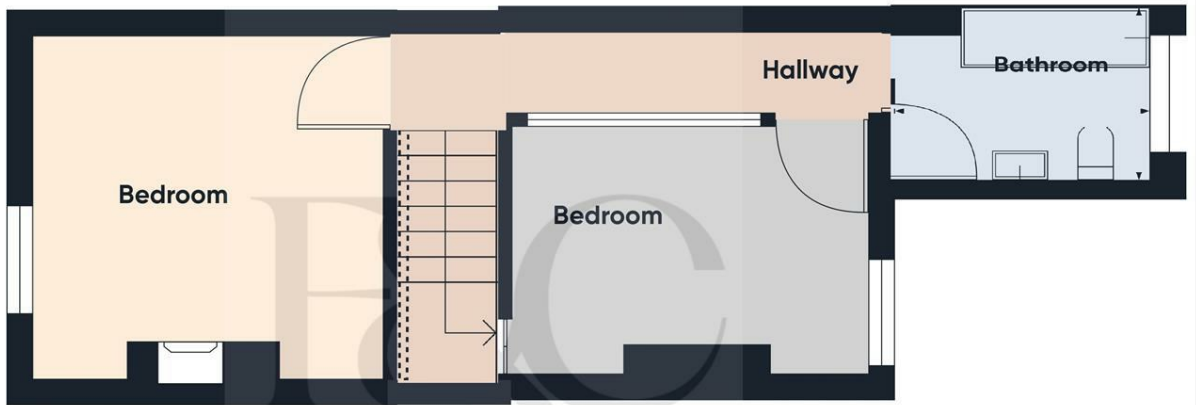
Council Tax Band C - Derby







Floor 0



Floor 1





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16 St. Pauls Road  
Chester Green  
Derby  
DE1 3RS

Council Tax Band: C  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	