

Fletcher & Company

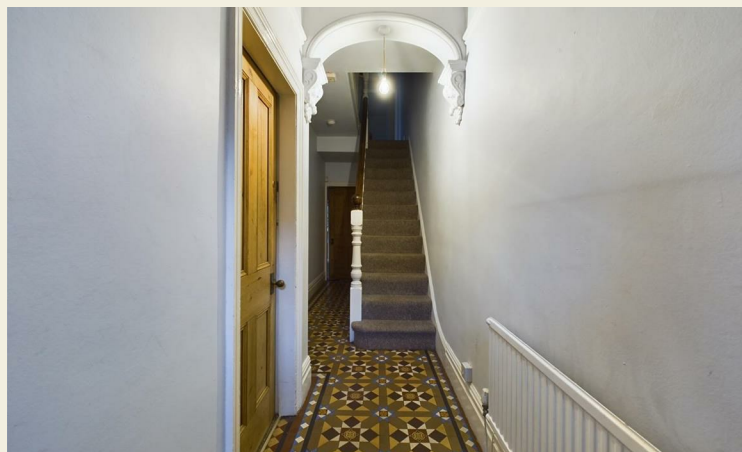
26 Sudbury Street, Derby, DE1 1LU

£230,000

Freehold



- No Upper Chain
- Double Glazed & Gas Central Heated
- Spacious Home with Character
- Highly Convenient Location
- Hall with Minton Floor & Cellar
- Three Reception Rooms plus Kitchen
- Four First Floor Bedrooms & Bathroom
- Enclosed Rear Garden





Summary

A characterful, four bedroom, period property with palisaded terrace located in the highly convenient location on Sudbury Street in Derby.

This is an opportunity to acquire a well positioned, period, palisaded terrace in a highly convenient location just off Uttoxeter Road close to Derby City centre. The property is sold with the benefit of no upper chain and features much original character comprising, vestibule, entrance hall with Minton floor, lounge to the front, dining room, breakfast room and kitchen. There is also a cellar. The first floor landing leads to four bedrooms and a bathroom. The property benefits from an enclosed rear garden.

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The Location

The property's convenient location gives access to a range of amenities in Derby City centre as well as nearby parks and schooling.

Accommodation

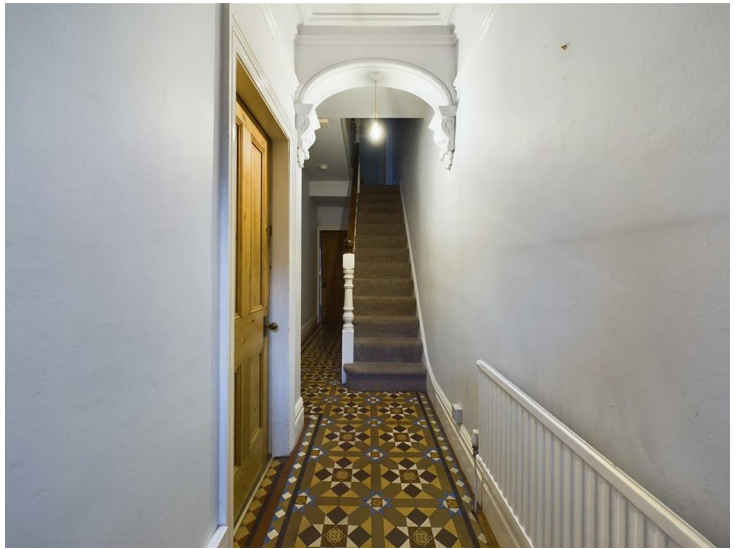
Ground Floor

Vestibule

A panelled entrance door with glazed sidelights provides access to vestibule with original Minton floor with half tiled walls, corner covice and a panel and glazed door to the hallway.

Entrance Hall

With continuation of the Minton floor, central heating radiator, staircase to first floor and panelled door to useful cellar.



Lounge

With feature fireplace with decorative wooden surround, glazed tiled hearth, corner covice, picture rail, central heating radiator and double glazed window to front.



Dining room

With feature exposed brick chimney breast quarry tiled hearth, log burner, central heating radiator, corner cove, picture rail and double glazed window to rear.



Breakfast Room

With feature fire surround, central heating radiator, tile floor covering and double glazed window to side.



Kitchen

With wooden work tops, matching base cupboard and drawers, ceramic sink unit with glazed tile surrounds, appliance space suitable for free standing gas cooker and washing machine, wall mounted gas fired boiler, double glazed window to rear and stable door to garden.



First Floor Landing

With semi-galleried landing with balustrade, central heating radiator, useful storage cupboard and access to loft space.



Bedroom One

With central heating radiator and double glazed window to front.



Bedroom Two

With central heating radiator and double glazed window to rear.



Bedroom Three

With central heating radiator and double glazed window to rear.



Bedroom Four

With central heating radiator and double glazed window to front.

Bathroom

With white suite, low flush WC, pedestal wash hand basin, bath with shower over and double glazed window to side.

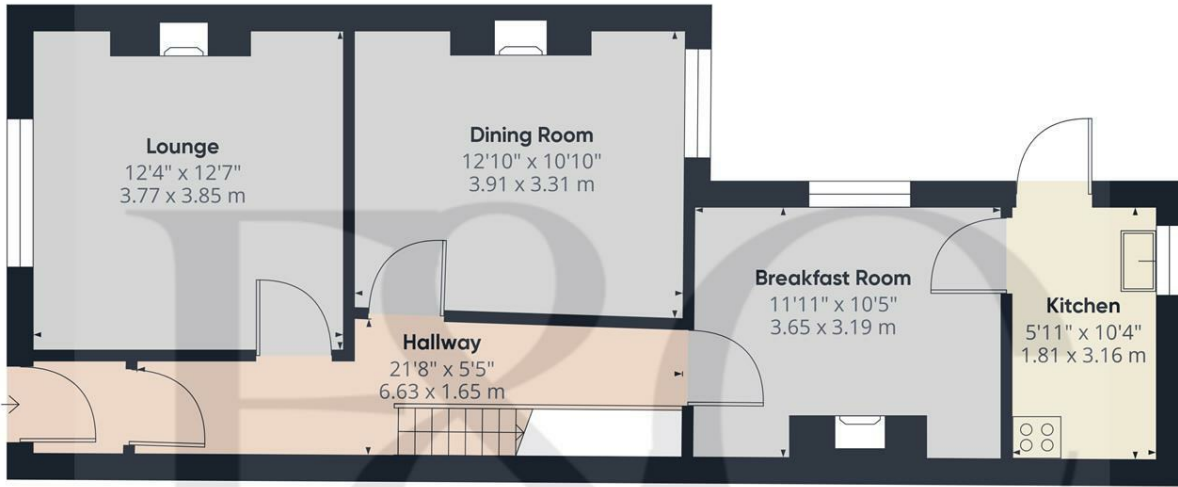


Outside

To the rear of the property is an enclosed garden founded by brick walling. To the front of the property is a small palisaded garden.



Council Tax Band B



Floor 0

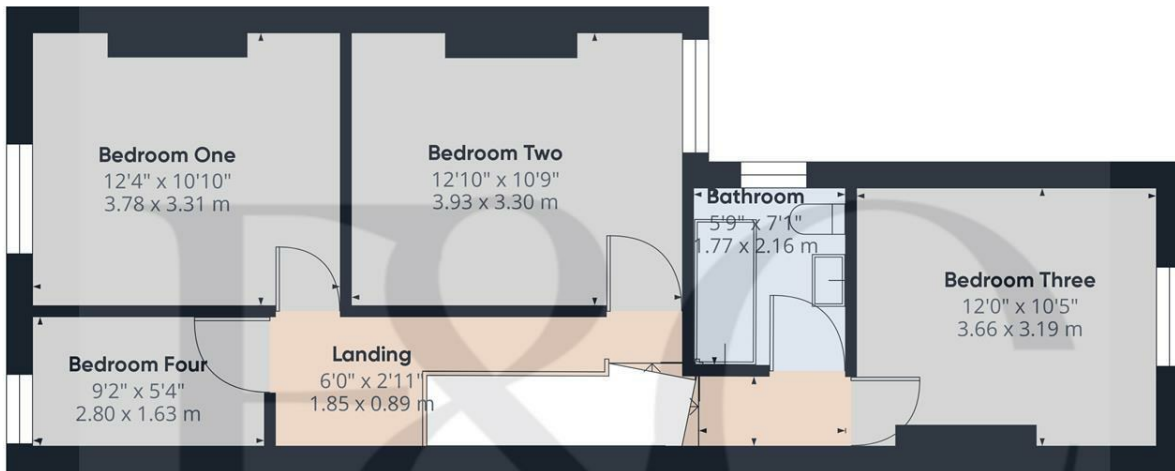
Approximate total area⁽¹⁾
584.05 ft²
54.26 m²

(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.

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Floor 1

Approximate total area⁽¹⁾
555.31 ft²
51.59 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	50	
(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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Council Tax Band: B
Tenure: Freehold

