

# Fletcher & Company

87 Woodlands Road, Allestree, Derby, DE22 2HH

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Offers Around £235,000

Freehold

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- Excellent Potential
- Sought After Residential Location
- Entrance Hall
- Lounge
- Breakfast Kitchen with Utility Off
- Conservatory
- Three First Floor Bedrooms & Bathroom
- Low Maintenance Rear Garden, Driveway & Carport





## Summary

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A three bedroom, semi-detached residence with no upper chain requiring modernisation.

Sold with the benefit of no upper chain is this three bedroom, semi-detached residence on Woodlands road in Allestree.

The property is in a prime residential location and offers potential for redevelopment/modernisation.

The property comprises entrance hall, lounge, breakfast kitchen with utility off, conservatory, three first floor bedrooms and a bathroom. The property is set back behind a good size driveway leading to a carport and garage. To the rear of the property is a low maintenance garden.

# F&C

## The Location

Allestree is a popular Derby suburb with an excellent range of amenities including shops on nearby Blenheim Parade, Park Farm shopping centre, Portway primary school, Allestree Park, a regular bus service, as well as easy access to Derby City centre, Derby university and Markeaton Park.

## Accommodation

### Ground Floor

#### Entrance Hall

7'4" x 5'10" (2.25 x 1.79)

A UPVC double glazed entrance door provides access to hallway with central heating radiator and staircase to first floor.

#### Living Room

15'5" x 13'6" (4.71 x 4.13)

With feature fireplace with gas fire, central heating radiator, decorative coving and double glazed window to front and side.



### **Breakfast Kitchen**

13'2" x 10'2" (4.02 x 3.12)

With wood effect worktops, tiled surrounds, inset sink unit, fitted base cupboards and drawers, complimentary wall mounted cupboards, appliance spaces suitable for cooker and fridge freezer and archway to utility.



### **Utility**

5'10" x 5'6" (1.78 x 1.68)

With worktops, further storage, wall mounted gas boiler, double glazed window to side and door to conservatory.

### **Conservatory**

13'3" x 7'3" (4.06 x 2.21)

With central heating radiator, double glazed door to side and French doors to garden.



### **First Floor Landing**

10'5" x 5'9" (3.20 x 1.77)

With two double glazed windows to side, access to loft space and airing cupboard.

### **Bedroom One**

13'1" x 10'2" (4.00 x 3.11)

With central heating radiator, fitted wardrobes and double glazed window to rear.



### **Bedroom Two**

13'6" x 7'8" (4.14 x 2.36)

With central heating radiator and double glazed window to front.



### **Bedroom Three**

10'5" x 8'5" (3.20 x 2.57)

With central heating radiator and double glazed windows to front and side.

### **Bathroom**

5'10" x 5'6" (1.79 x 1.68)

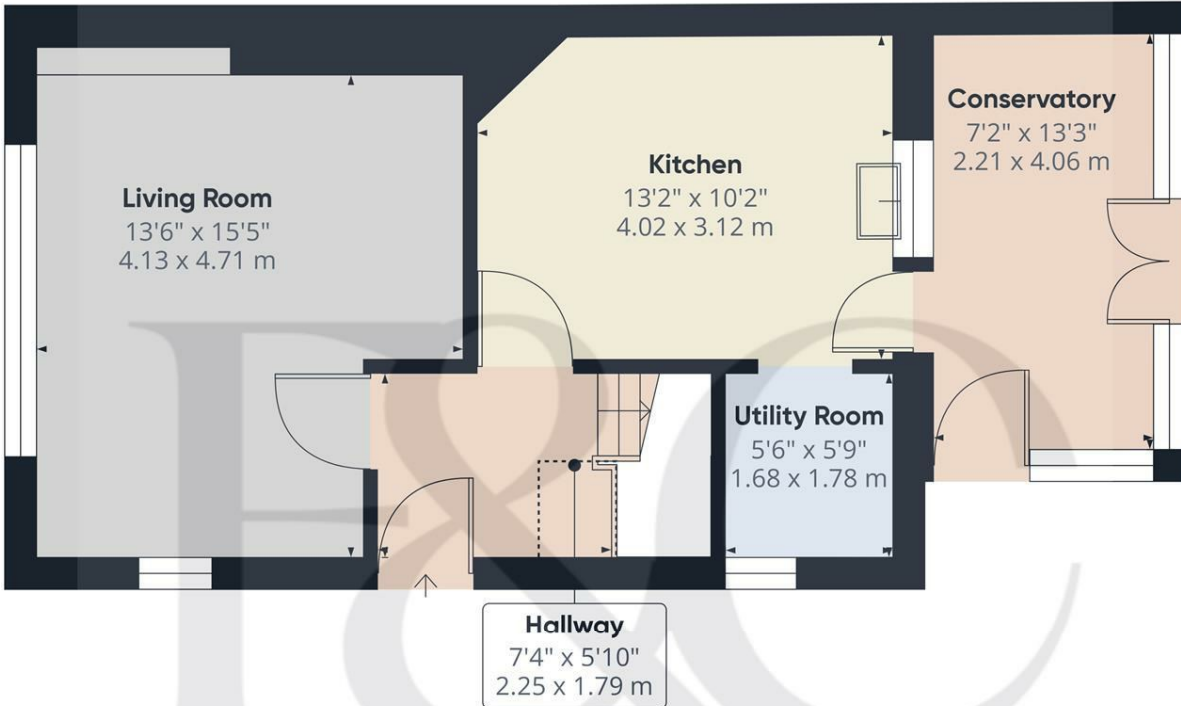
Tiled with a suite comprising low flush WC, pedestal wash handbasin, bath with Mira shower, chrome towel radiator and double glazed window to rear.

## Outside

To the front of the property is a tarmac driveway providing ample off-road parking with access to a carport and garage. To the rear of the property is a low maintenance garden which is mainly block paved with timber shed and bounded by fencing.



**Council Tax Band B**



Floor 0

**Approximate total area<sup>(1)</sup>**

539.17 ft<sup>2</sup>  
50.09 m<sup>2</sup>

**Reduced headroom**

74.27 ft<sup>2</sup>  
0.64 m<sup>2</sup>

(1) Excluding balconies and terraces

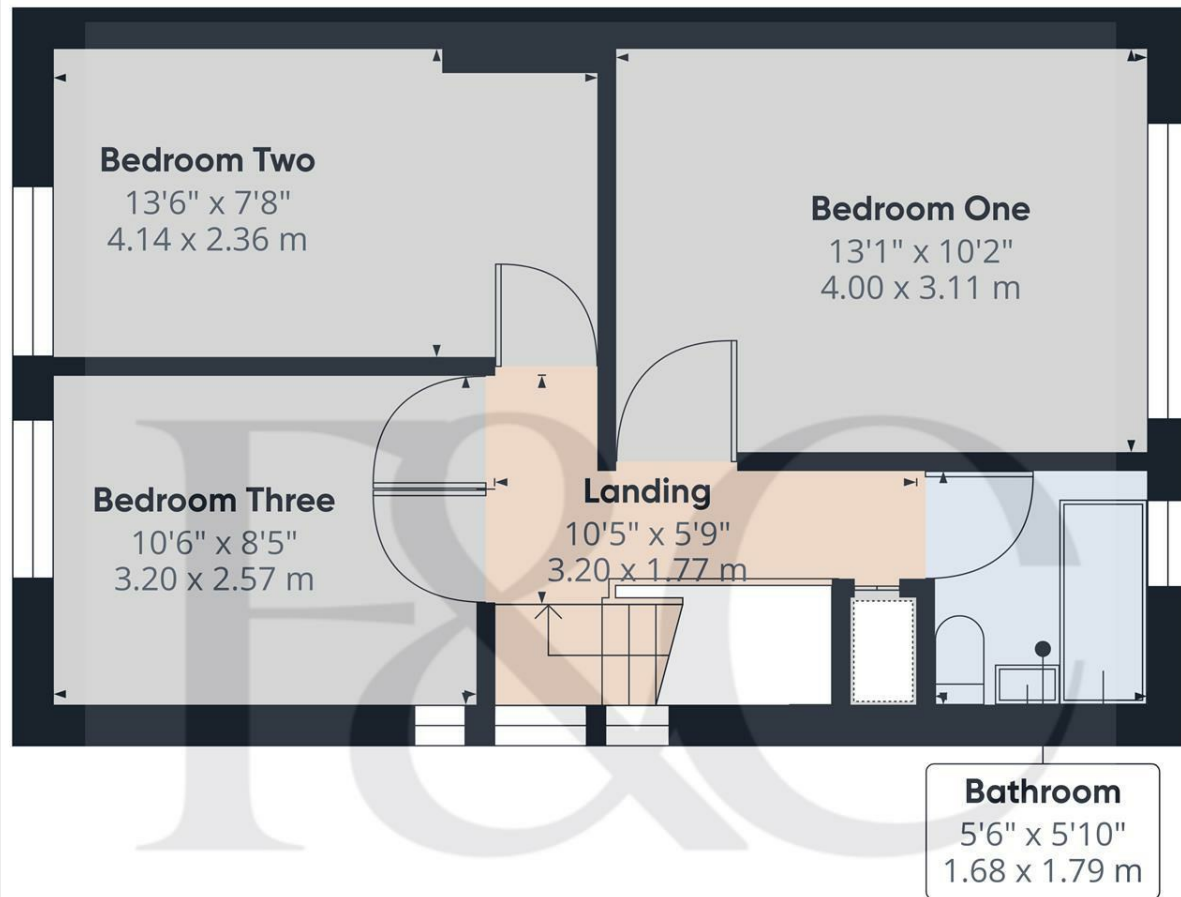
**Reduced headroom**

..... Below 5 ft/1.5 m

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<sup>(1)</sup>**

393.32 ft<sup>2</sup>  
36.54 m<sup>2</sup>

(1) Excluding balconies and terraces

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87 Woodlands Road  
Allestree  
Derby  
DE22 2HH

Council Tax Band: B  
Tenure: Freehold



### Energy Efficiency Rating

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