

# Fletcher & Company

107 Watson Street, Derby, DE1 3PJ

---

Offers In Excess Of £170,000

Freehold

---



- No Upper Chain
- Two Good Sized Reception Rooms
- Fitted Kitchen
- Passage Landing
- Two Double Bedrooms & Period Style Bathroom
- Enclosed Rear Garden
- Convenient Location Next to Nearby Park & West End of Derby







## Summary

---

A well-positioned, two double bedroom, traditional, mid-terrace located in the West End of Derby off Kedleston Road.

This is a well presented, two double bedroom, traditional, mid-terrace property located off Kedleston Road. Sold with the benefit of no upper chain this gas central heated accommodation comprises lounge, dining room and fitted kitchen. A passage landing leads to two double bedrooms and period style bathroom. To the rear of the property is an enclosed garden.

# F&C

## The Location

The property's location just off Kedleston Road gives access to a good range of amenities including a coffee shop, post office, shop, barbers, take away, real ale pub, café and regular bus service in Derby City centre. The property backs onto a neighbouring park and also gives easy access to Markeaton Park offering some delightful walks.

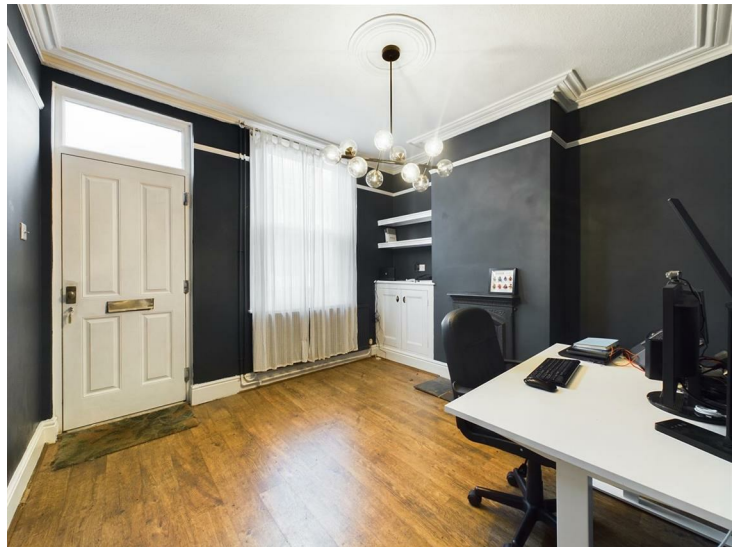
## Accommodation

### Ground Floor

#### Dining Room

11'9" x 10'7" (3.60 x 3.24)

An entrance door provides access to dining room with feature cast iron fireplace surround, central heating radiator, coving to ceiling, ceiling rose and picture rail.



#### Inner Lobby

With useful understairs storage cupboard.



### **Lounge**

12'1" x 11'5" (3.69 x 3.50)

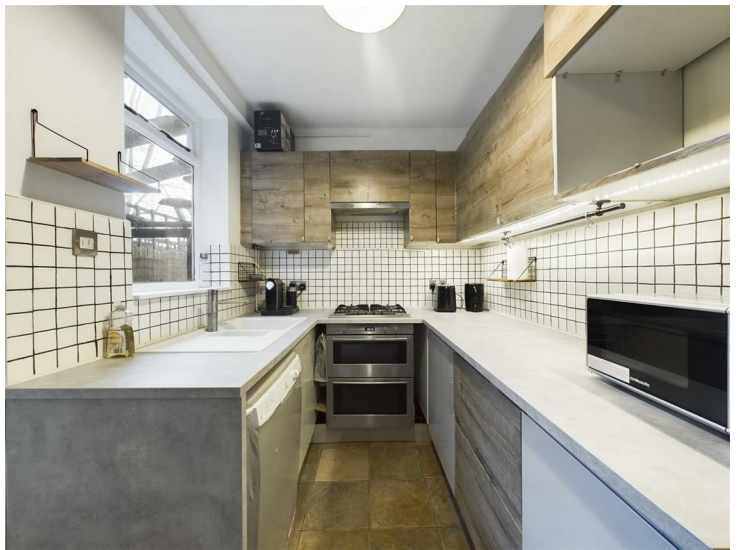
With feature fireplace with decorative wooden surround, cast iron interior, decorative tile slips, tiled hearth and living flame fitted gas fire, central heating radiator, coving to ceiling, picture rail, sealed unit double glazed window to rear and door leading to staircase to first floor.



### **Kitchen**

9'3" x 6'4" (2.82 x 1.95)

With stone effect preparation surfaces, inset one and a quarter sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with built-in double oven beneath, appliance space suitable for fridge freezer and dishwasher, sealed unit double glazed window to side, central heating radiator and double glazed door to garden.



### **First Floor Landing**

12'1" x 2'8" (3.69 x 0.82)

A passage landing with access to boarded loft space.

### **Bedroom One**

15'5" x 10'5" (4.72 x 3.19)

With central heating radiator, decorative coving, picture rail, ceiling rose and two double glazed sash windows to front.



### **Bedroom Two**

12'0" x 8'5" (3.67 x 2.59)

With central heating radiator, decorative coving, picture rail, over stairs storage cupboard sealed unit double glazed window to rear offering fabulous views over the neighbouring park.



### **Bathroom**

6'5" x 6'3" (1.97 x 1.93)

With a period style suite comprising WC, vanity unit with wash handbasin and drawers beneath, free standing roll-edge claw foot bath with shower over, period style radiator, airing cupboard housing the boiler and sealed unit double glazed window to rear.



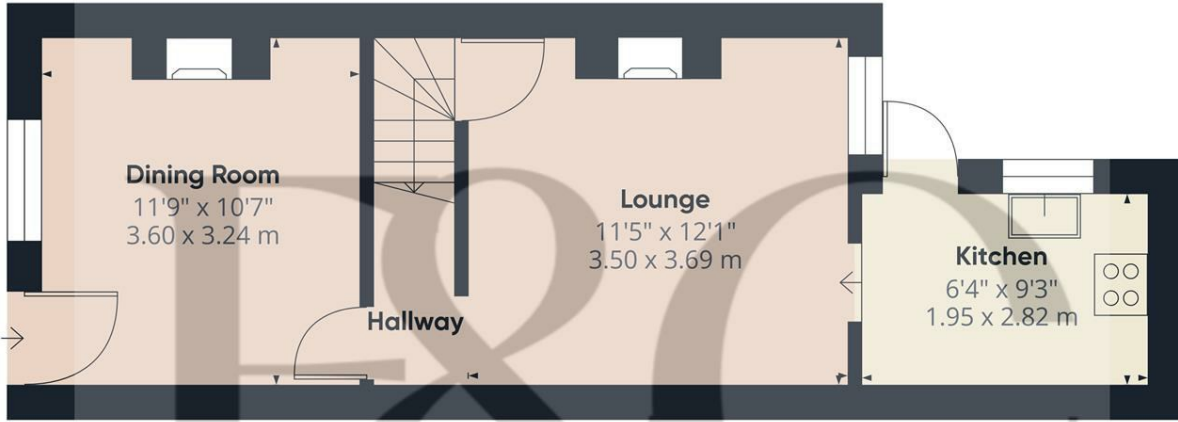
### Outside

To the rear of the property is a mature garden with patio and herbaceous borders containing plants and shrubs and outhouse with plumbing.



Council Tax Band A





Floor 0

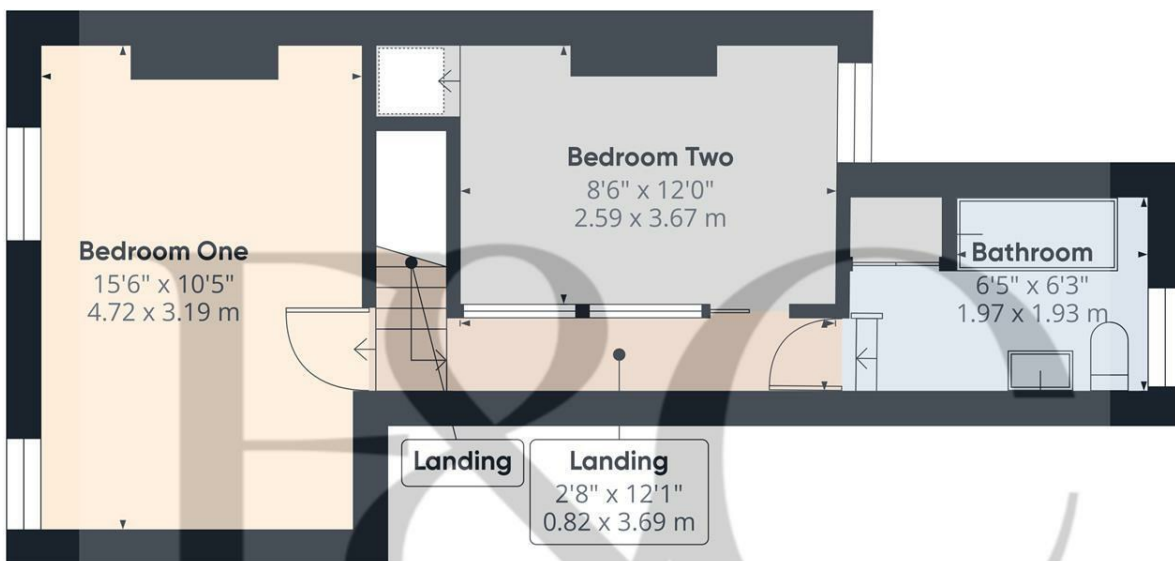
Approximate total area<sup>(1)</sup>  
346.82 ft<sup>2</sup>  
32.22 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Floor 1

Approximate total area<sup>(1)</sup>  
347.24 ft<sup>2</sup>  
32.26 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</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	

### Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

### Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

### Willington Office

3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
willington@fletcherandcompany.co.uk

107 Watson Street  
Derby  
DE1 3PJ

Council Tax Band: A  
Tenure: Freehold

