

Fletcher & Company

32 Gisborne Crescent, Allestree, Derby, DE22 2FL

Price £275,000

Freehold



- No Upper Chain
- Entrance Hall
- Lounge & Separate Dining Room
- Fitted Kitchen
- Three First Floor Bedrooms & Bathroom
- Good Sized Rear Garden
- Driveway & Garage
- Quiet Location
- Requires Attention





Summary

A bay fronted, three bedroom, semi-detached residence occupying a very desirable residential location on Gisborne Crescent. Requiring complete modernisation.

This is a well-positioned, bay fronted, three bedroom, semi-detached residence requiring refurbishment throughout. A property in a desirable residential location excellent potential for improvement. The property is set back behind a lawned fore-garden with driveway running down the side of the driveway leading to a detached single garage. To the rear of the property is a good sized garden which is heavily overgrown. There are also two brick out buildings.

Inside the property comprises entrance hall, lounge, dining room, kitchen and understairs cupboard. The first floor landing leads to two double bedrooms, single bedroom and bathroom.

F&C

The Location

The property's location on Gisborne Crescent gives easy access to amenities on nearby Duffield Road as well as facilities at Park Farm shopping centre and Blenheim Parade shops. The property is a short distance from Allestree park and lake and is just off Duffield Road which benefits from a regular bus service between Derby and Belper. There is also easy access to A38 and A52.

Accommodation

Ground Floor

Entrance Hall

14'1" x 6'4" (4.31 x 1.94)



Lounge

14'6" x 11'10" (4.43 x 3.63)



Dining Room

12'4" x 11'5" (3.78 x 3.49)



Kitchen

8'2" x 6'10" (2.50 x 2.09)



First Floor Landing

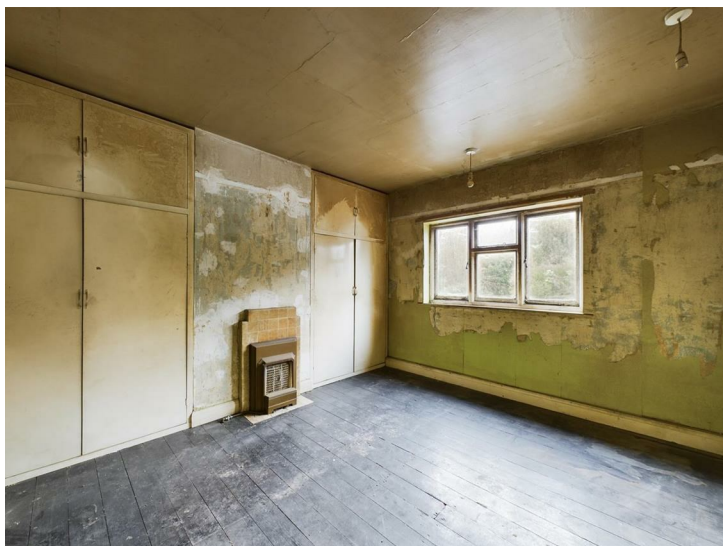
Bedroom One

12'4" x 11'10" (3.77 x 3.62)



Bedroom Two

12'2" x 10'4" (3.72 x 3.15)



Bedroom Three

8'0" x 6'5" (2.46 x 1.98)

Bathroom

8'3" x 6'9" (2.54 x 2.08)

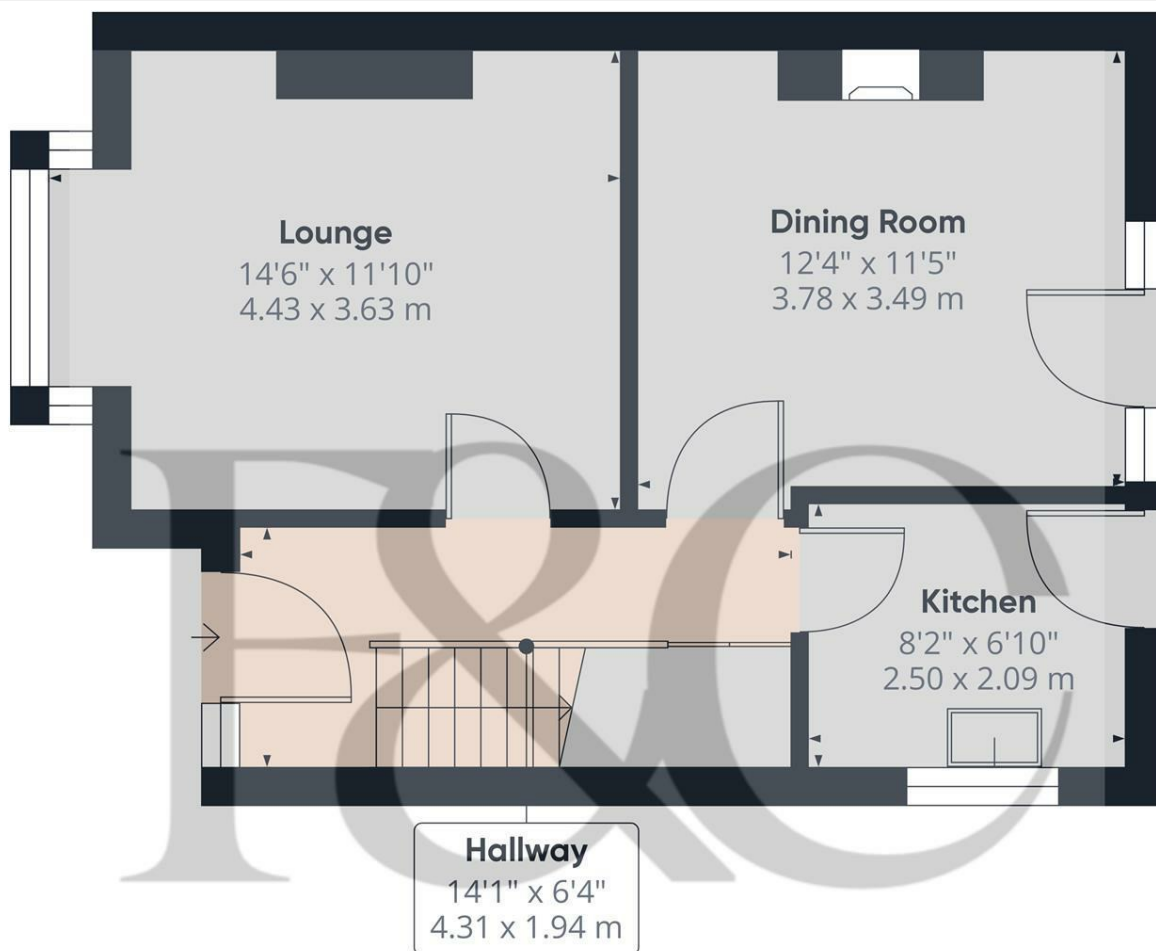


Outside

There is a fore-garden and driveway leading down the side of the property culminating in a single garage. To the rear of the property there is a good-sized west facing garden which is heavily overgrown. There are two brick out buildings.



Council Tax Band D



Floor 0

Approximate total area⁽¹⁾

446.7 ft²
41.5 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 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.

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Floor 1

Approximate total area⁽¹⁾

391.48 ft²
36.37 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	29	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Allestree
Derby
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Council Tax Band: D
Tenure: Freehold

