

Fletcher & Company

29 Carson Road, Chaddesden, Derby, DE21 6JW

£176,000

Freehold



- Double Glazed & Gas Central Heated
- Entrance Area
- Spacious Lounge
- Dining Kitchen
- Three First Floor Bedrooms & Bathroom
- Low Maintenance Garden with Useful Storage & Lawned Fore-garden
- On Road Parking





Summary

A realistically priced, three bedroom, mid-townhouse occupying a quiet cul-de-sac location in Chaddesden.

This is a realistically priced, three bedroom, mid-townhouse, occupying a quiet cul-de-sac location in Chaddesden. Double glazed and gas central heated with entrance area, spacious lounge with feature fireplace, open plan dining kitchen, three first floor bedrooms and a bathroom. There are gardens to both the front and rear with a useful storage building to the rear.

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The Location

Chaddesden is a popular suburb of Derby with an excellent range of amenities on Nottingham Road, good schooling, regular bus services and easy access into Derby City centre and Pride Park.

Accommodation

Ground Floor

Entrance Area

An entrance door provides access to the hallway area with staircase leading to first floor, understairs storage cupboard and archway leading to lounge.

Spacious Lounge

13'5" x 12'11" (4.10 x 3.95)

Having a feature fireplace with decorative surround and space for electric fire, decorative coving, central heating radiator and double glazed window to front.



Dining Kitchen

18'9" x 9'4" (5.74 x 2.86)



Dining Area

Comprising a dining area with central heating radiator, decorative coving, dado rail and double glazed sliding patio door to garden.



Kitchen Area

Featuring woodblock effect preparation services and partly tiled surrounds, inset sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with extractor hood over and above and beneath, appliance spaces suitable for fridge freezer and dishwasher, wall mounted gas fired boiler and double glazed window and door to rear.



First Floor Landing

8'2" x 5'10" (2.50 x 1.79)

A semi-galleried landing with useful airing cupboard and access to loft space.

Bedroom One

12'1" x 11'0" (3.70 x 3.36)

Having a central heating radiator, useful storage cupboard and double glazed window to front.



Bedroom Two

11'1" x 10'5" (3.40 x 3.18)

With central heating radiator and double glazed window to rear.



Bedroom Three

8'10" x 7'11" (2.71 x 2.43)

Having a central heating radiator and double glazed window to front.



Bathroom

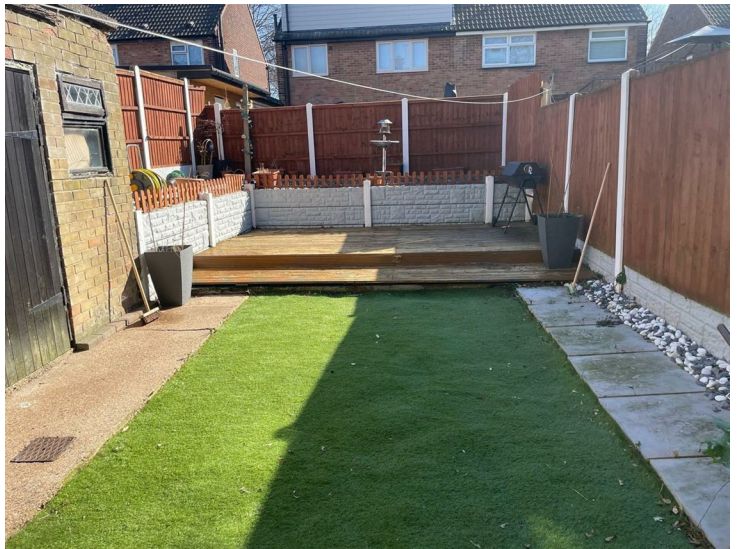
8'2" x 5'4" (2.51 x 1.65)

Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin, panelled bath with shower attachment, chrome towel radiator and double glazed window to rear.

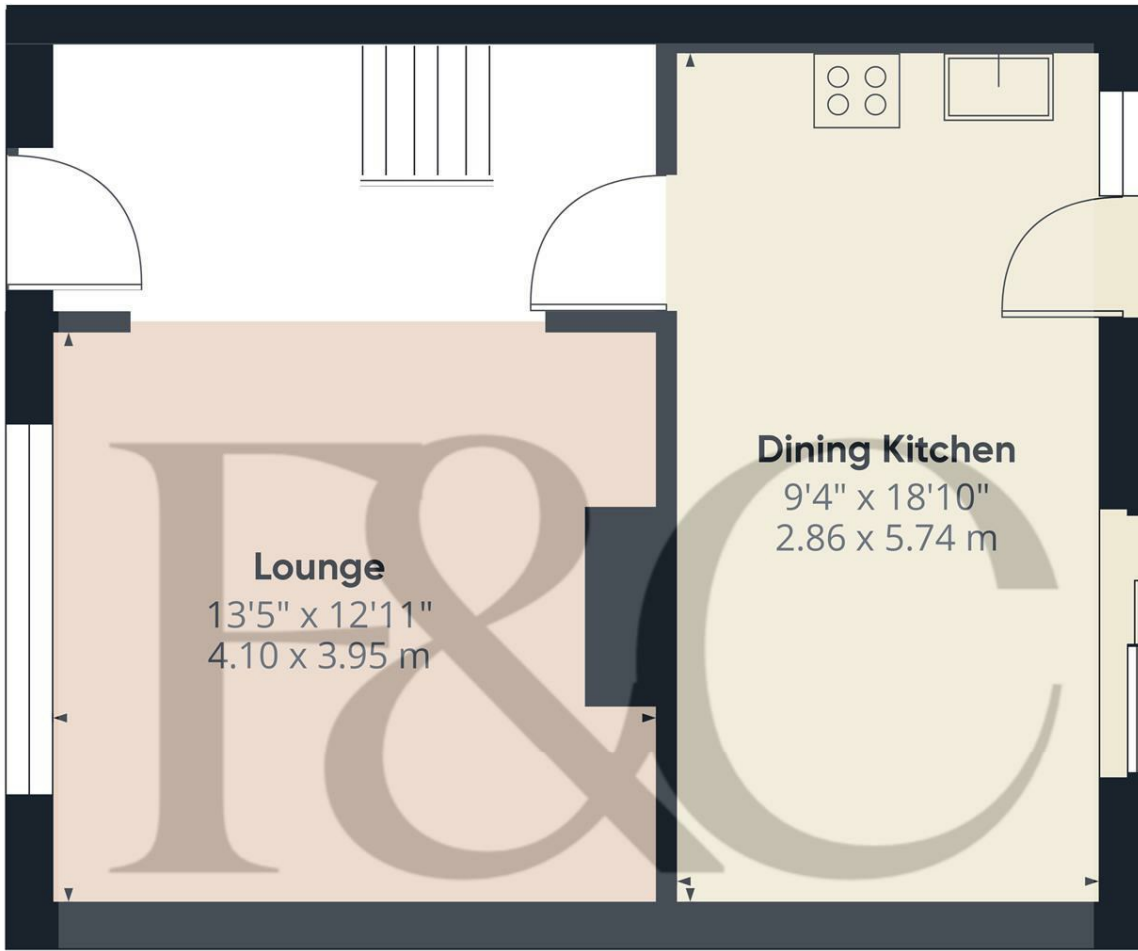


Outside

To the rear of the property is a low maintenance garden with artificial lawn, decked section, useful outbuildings and shared access to the front. To the front of the property is a lawned fore-garden.



Council Tax Band A



Lounge
 13'5" x 12'11"
 4.10 x 3.95 m

Dining Kitchen
 9'4" x 18'10"
 2.86 x 5.74 m

Floor 0

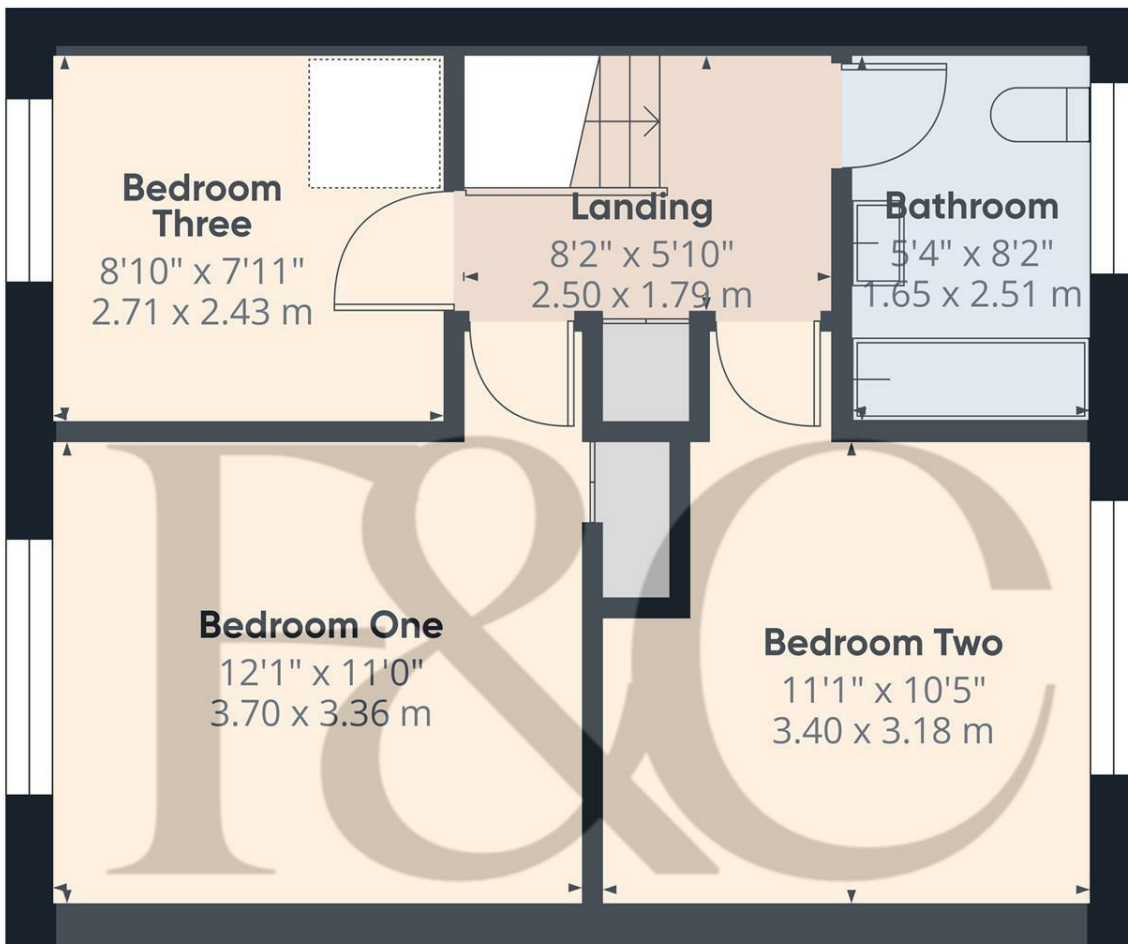
Approximate total area⁽¹⁾
 351.01 ft²
 32.61 m²

(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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Bedroom Three
 8'10" x 7'11"
 2.71 x 2.43 m

Landing
 8'2" x 5'10"
 2.50 x 1.79 m

Bathroom
 5'4" x 8'2"
 1.65 x 2.51 m

Bedroom One
 12'1" x 11'0"
 3.70 x 3.36 m

Bedroom Two
 11'1" x 10'5"
 3.40 x 3.18 m

Floor 1

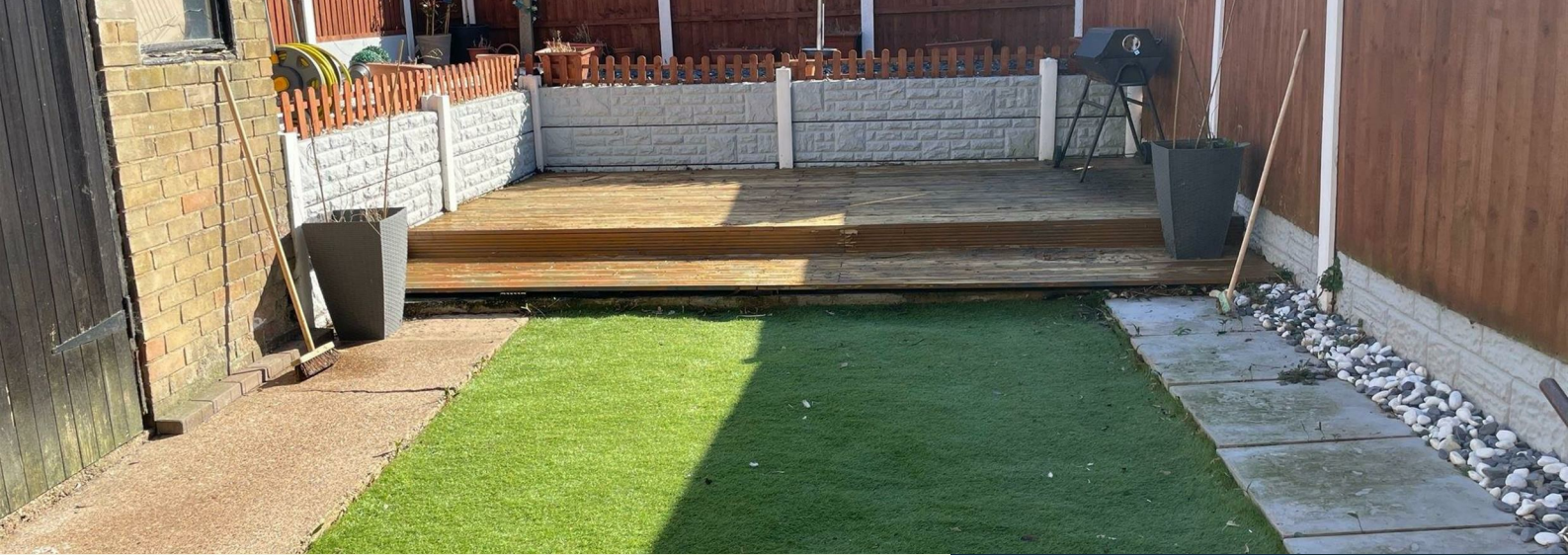
Approximate total area⁽¹⁾
 411.4 ft²
 38.22 m²

(1) Excluding balconies and terraces.

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29 Carson Road
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Council Tax Band: A
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	