

Fletcher & Company

10 Pybus Street, Derby, DE22 3BD

£149,950

Freehold



- Ideal for First Time Buyer or Investor
- Double Glazing & Gas Central Heating
- Entrance Hall
- Lounge
- Breakfast Kitchen
- Two First Floor Bedrooms & Bathroom
- Larger Than Average Rear Garden
- Prime Location for Amenities
- No Chain Involved





Summary

A superbly positioned, two bedroom, end-terrace residence located off Ashbourne Road, close to Derby City centre and university of Derby.

This is a fabulous opportunity to acquire a two bedroom, end-terrace located on Pybus Street, just off the popular Ashbourne Road area of Derby. The property is double glazed and gas central heated with entrance hall, lounge and breakfast kitchen. The first floor landing leads to two bedrooms and a bathroom. To the rear of the property is a wider than average garden with decked area, lawn and herbaceous borders.

The property is ideally suited for an investor or first time buyer and offers easy access to all Derby university campuses as well as Derby City centre, with a full range of amenities. Close by is the attractive Markeaton Park. The property gives excellent transport links to A38 and A52.

F&C

The Location

Accommodation

Ground Floor

Entrance Hall

4'1" x 3'6" (1.25 x 1.09)

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

Lounge

11'11" x 11'1" (3.65 x 3.40)

Having a central heating radiator, useful cupboard, TV plinth and triple glazed window to front.



Kitchen

12'2" x 8'3" (3.72 x 2.53)

With roll edge preparation surfaces, tiled surrounds, inset stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, appliance space suitable for free standing electric cooker and fridge freezer, central heating radiator, two double glazed windows to rear and panelled and double glazed door to garden.



Pantry

6'5" x 2'8" (1.98 x 0.82)

Having further appliance space suitable for fridge freezer and washing machine, wall mounted gas fired boiler and double glazed window to side.

First Floor Landing

3'4" x 2'8" (1.04 x 0.82)

With double glazed window to side.

Bedroom One

11'2" x 11'1" (3.41 x 3.39)

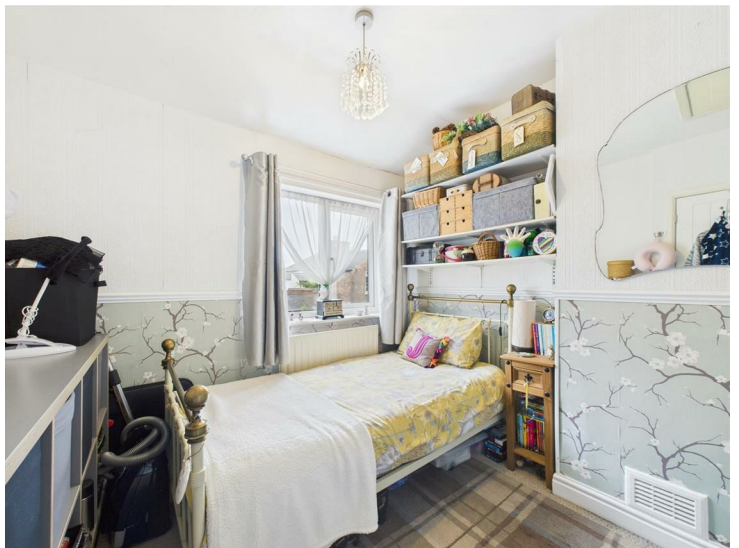
Having a central heating radiator, useful over stairs storage cupboard and two double glazed windows to front.



Bedroom Two

8'10" x 8'3" (2.71 x 2.53)

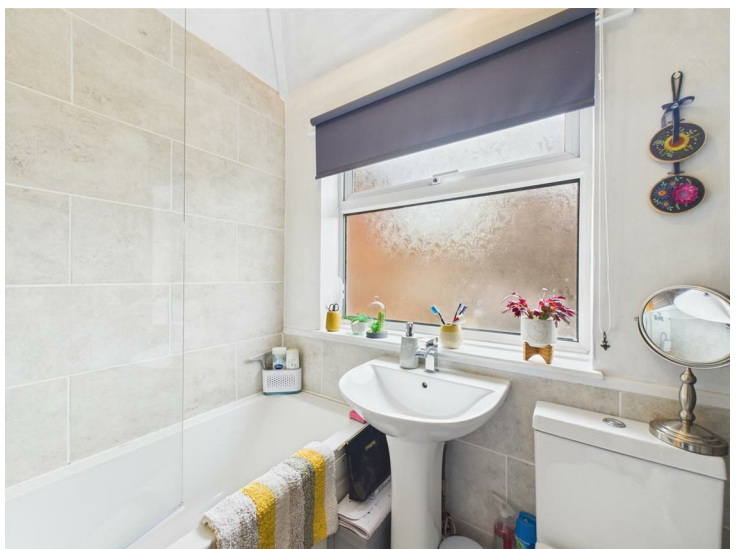
With a central heating radiator, access to loft space and double glazed window to rear.



Bathroom

5'11" x 4'11" (1.81 x 1.50)

Appointed with a low flush WC, pedestal wash handbasin, bath with shower over, towel radiator and double glazed window to rear.



Outside

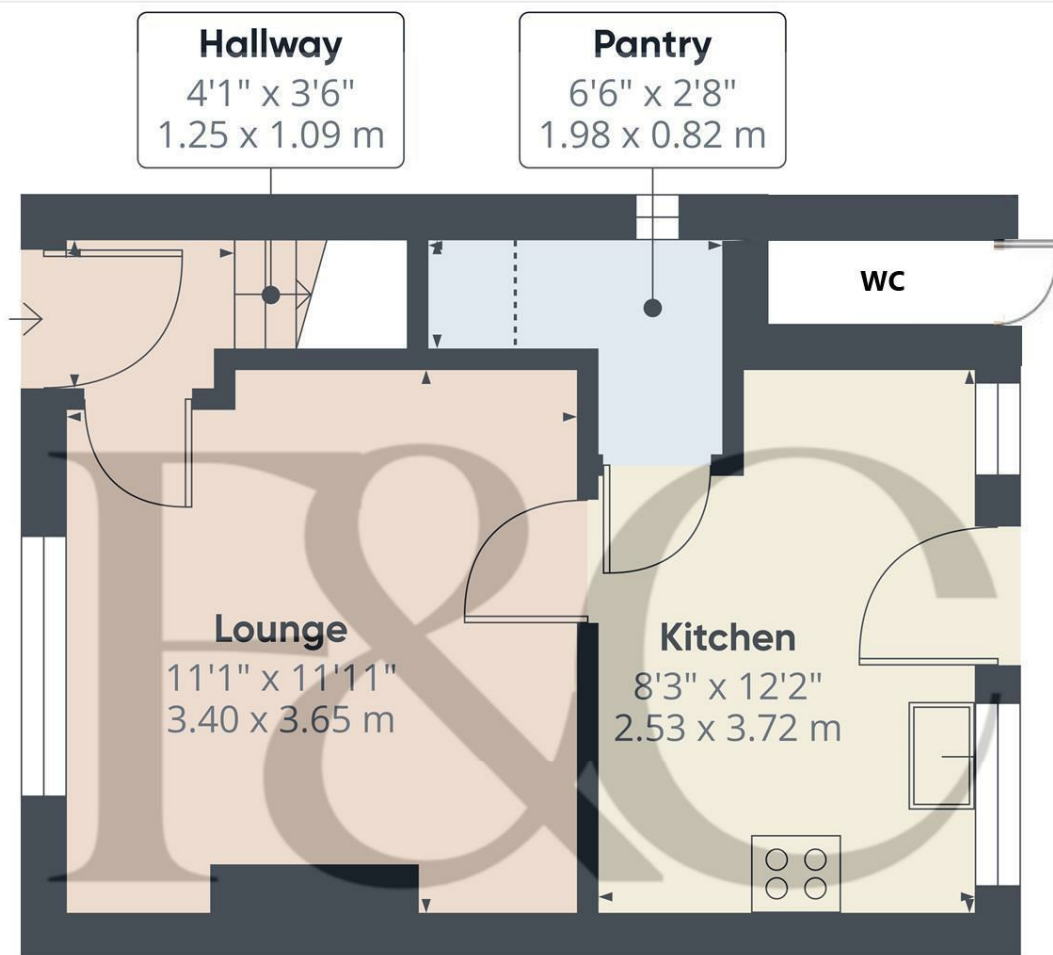
The property benefits from a wider than average plot with decked seating area, timber shed, lawn, two herbaceous borders and gravelled section with impressive tree bounded by a combination of timber fencing and brick walling. A gate to the side gives access to the front of the property and the passageway has two motion sensor security lights. Outside there is resident only permit parking.



Gardener's WC

Having a low flush WC, power and lighting.

Council Tax Band A



Floor 0

Approximate total area⁽¹⁾

272.66 ft²
25.33 m²

Reduced headroom

4.95 ft²
0.46 m²

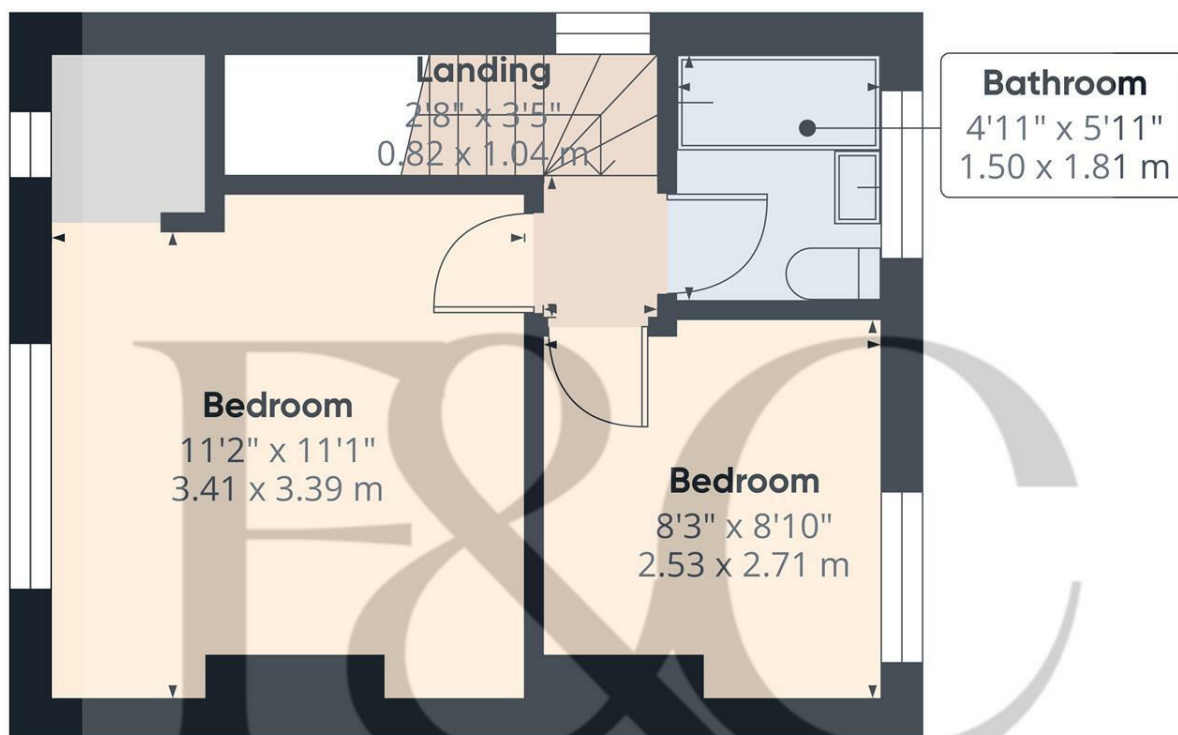
(1) Excluding balconies and terraces

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⁽¹⁾

249.94 ft²
23.22 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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10 Pybus Street
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Council Tax Band: A

Tenure: Freehold

