

# Fletcher & Company

10 Redshaw Street, Derby, DE1 3SG

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Offers Around £170,000

Freehold

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- Two Bedrooms
- Two Reception Rooms
- Good Sized Kitchen
- First Floor Passage Landing
- Double Glazed & Gas Central Heated
- Large Bathroom
- Enclosed Rear Garden
- Private Garden
- Close to Amenities
- Easy Access to Derby City Centre







## Summary

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A well-presented, traditional, two bedroom, mid-terrace located off Kedleston Road in a popular part of Derby.

This is a tastefully presented, traditional, two bedroom, mid-terrace on Redshaw Street off Kedleston Road. The property is double glazed and gas central heated with dining room, inner lobby, lounge and good sized kitchen. The first floor passage landing leads to two double bedrooms and a bathroom.

To the rear of the property is an enclosed, private garden with lawn and patio area.

# F&C

## The Location

The property's location off Kedleston Road gives easy access locally to amenities including shop, barbers, cafe, pubs, post office, Markeaton Park and a regular bus service into Derby City centre.

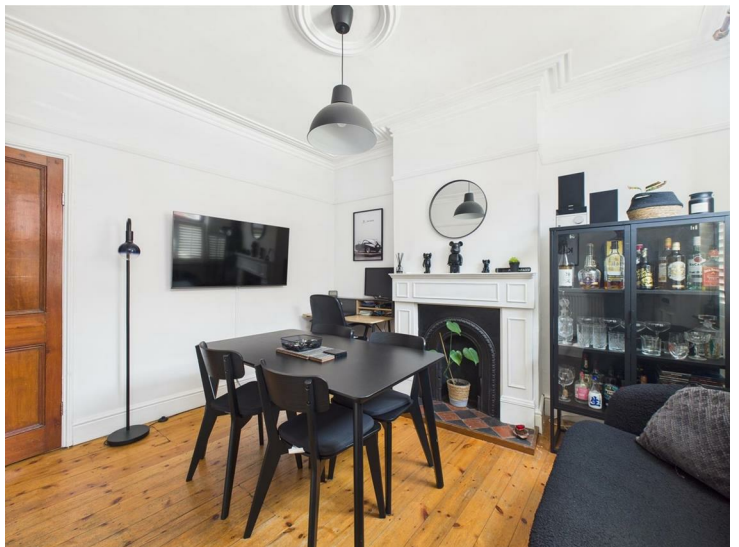
## Accommodation

### Ground Floor

#### Dining Room

11'3" x 10'9" (3.44 x 3.28)

A panelled entrance door with glazed fanlight provides access to dining room with feature fireplace with decorative surround and quarry tiled hearth, central heating radiator, decorative coving and ceiling rose, picture rail and double glazed window to front.



#### Inner Lobby

With understairs storage cupboard.



### Lounge

11'10" x 10'7" (3.63 x 3.23)

Featuring a chimney breast incorporating a recess ideal for a TV with brick lintel and quarry tiled hearth, fitted cupboard and shelving, central heating radiator, decorative coving, double glazed window to rear and door leading to staircase to first floor.



### Kitchen

12'8" x 2'7" (3.87 x 0.81)

Featuring wood edged tiled worktops with tiled surround, inset stainless steel sink unit with mixer tap, fitted based cupboards and drawers, complementary wall mounted cupboards, appliance spaces suitable for gas cooker, fridge freezer and washing machine, heating radiator, recessed ceiling spotlighting, wall mounted gas fired boiler, double glazed windows to side and rear and door to garden.



### First Floor Landing

12'8" x 2'7" (3.87 x 0.81)

A passage landing with central heating radiator, decorative coving, access to loft space and doors to bedrooms.

### **Bedroom One**

11'4" x 10'9" (3.47 x 3.28)

With central heating radiator, decorative coving, picture rail and double glazed window to front.



### **Bedroom Two**

12'0" x 7'7" (3.67 x 2.32)

Having a central heating radiator, decorative coving, over stairs storage cupboard, cast iron fire surround and double glazed window to rear.

### **Bathroom**

8'5" x 5'10" (2.59 x 1.80)

Appointed with a low flush WC pedestal wash handbasin, panelled bath with shower attachment, central heating radiator, recessed ceiling spotlighting and double glazed window to rear.



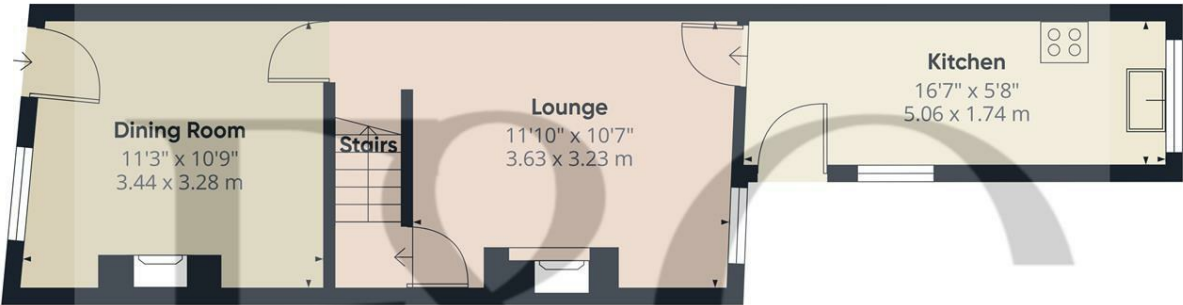


## Outside

To the rear of the property is a pleasant garden bounded by brick walling, timber fencing and mixed hedging. Featuring lawn, two seating areas and gated access to shared alleyway to front.



Council Tax Band A



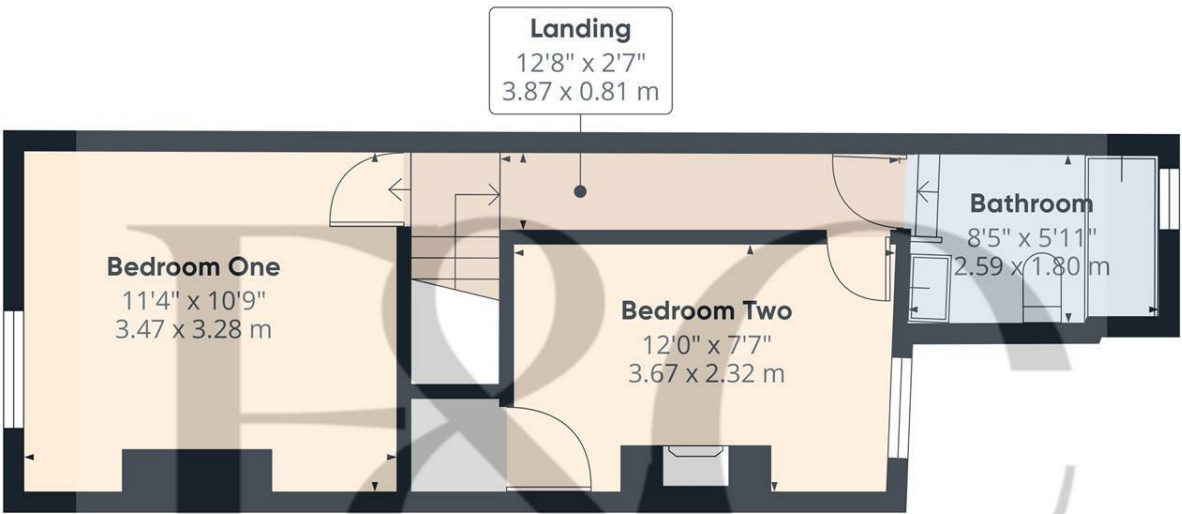
Floor 0

Approximate total area<sup>m</sup>  
365 ft<sup>2</sup>  
33.9 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 are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area<sup>m</sup>  
295 ft<sup>2</sup>  
27.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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	

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10 Redshaw Street  
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DE1 3SG

Council Tax Band: A  
Tenure: Freehold

