

Fletcher & Company

68 Canal Street, Derby, DE1 2RJ

£240,000

Freehold



- Modern Home, Easy to Maintain
- Double Glazed & Gas Central Heated
- Entrance Hall & Fitted Guest Cloakroom
- Lounge/Dining Room
- Fitted Kitchen
- Principle Bedroom with En-Suite
- Two Further Bedrooms & Bathroom
- Enclosed Garden
- Permit Parking for Residents
- Close to Amenities, Easy Access to Derby City Centre





Summary

A superbly positioned, three bedroom, end-terraced house in the popular Castlewood area of Derby.

This is a modern, three bedroom, end-terraced in a particularly convenient position, close to a full range of amenities in Derby City centre. The property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, lounge/dining room and fitted kitchen. The first floor landing leads to a principle bedroom with en-suite shower room, two further bedrooms and a bathroom. To the rear of the property is an enclosed, lawn garden.

F&C

The Location

Occupying a popular location, the Castlewood development has a selection of shops and children's play area. The property gives easy access to Derby's train and bus station as well as a varied selection of shops, restaurants and bars. It is also close to the river Derwent and Pride Park.

Accommodation

Ground Floor

Entrance Hall

14'10" x 3'0" (4.54 x 0.93)

An entrance door with double glazed insets provides access to hallway with central heating radiator and staircase to first floor with understairs storage cupboard.

Fitted Guest Cloakroom

5'4" x 4'0" (1.65 x 1.22)

Appointed with a low flush WC, half pedestal wash handbasin and central heating radiator.



Kitchen

11'8" x 8'0" (3.58 x 2.46)

Comprising granite effect worktops with matching upstands, inset stainless steel sink unit with mixer tap, gloss finish base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with extractor hood over, built-in oven, microwave, fridge freezer and dishwasher, appliance space suitable for washing machine, central heating radiator, recessed ceiling spotlighting, wall mounted gas fired boiler and double glazed window to front.



Lounge/Dining Room

14'8" x 12'5" (4.49 x 3.79)

With central heating radiator, TV and phone point and double glazed French doors to garden.



First Floor Landing

10'6" x 4'9" (3.22 x 1.46)

With access to loft space.

Bedroom One

12'11" x 9'3" (3.95 x 2.83)

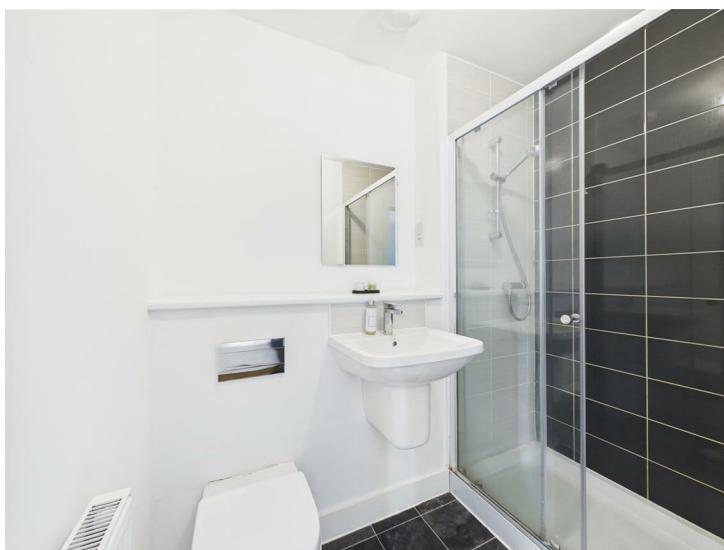
Having a central heating radiator, TV, phone and USB points, recess ideal for a wardrobe and two double glazed windows to rear.



En-Suite Shower Room

7'0" x 3'11" (2.15 x 1.21)

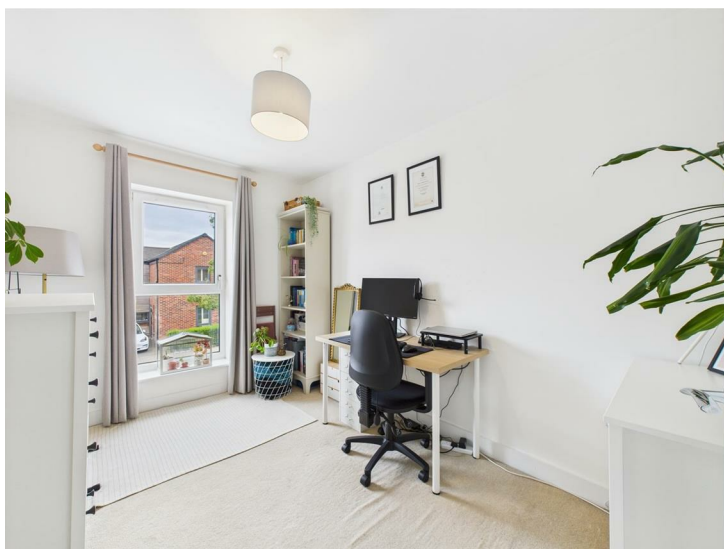
Appointed with a low flush WC, half pedestal wash handbasin, double shower cubicle, central heating radiator and shaver point.



Bedroom Two

11'10" x 7'11" (3.63 x 2.42)

Having a central heating radiator, TV aerial point and double glazed window to rear.



Bedroom Three

8'3" x 6'5" (2.53 x 1.97)

With central heating radiator and double glazed window to rear.



Bathroom

6'11" x 5'5" (2.12 x 1.67)

Appointed with a white suite comprising low flush WC, half pedestal wash handbasin, panelled bath and central heating radiator.



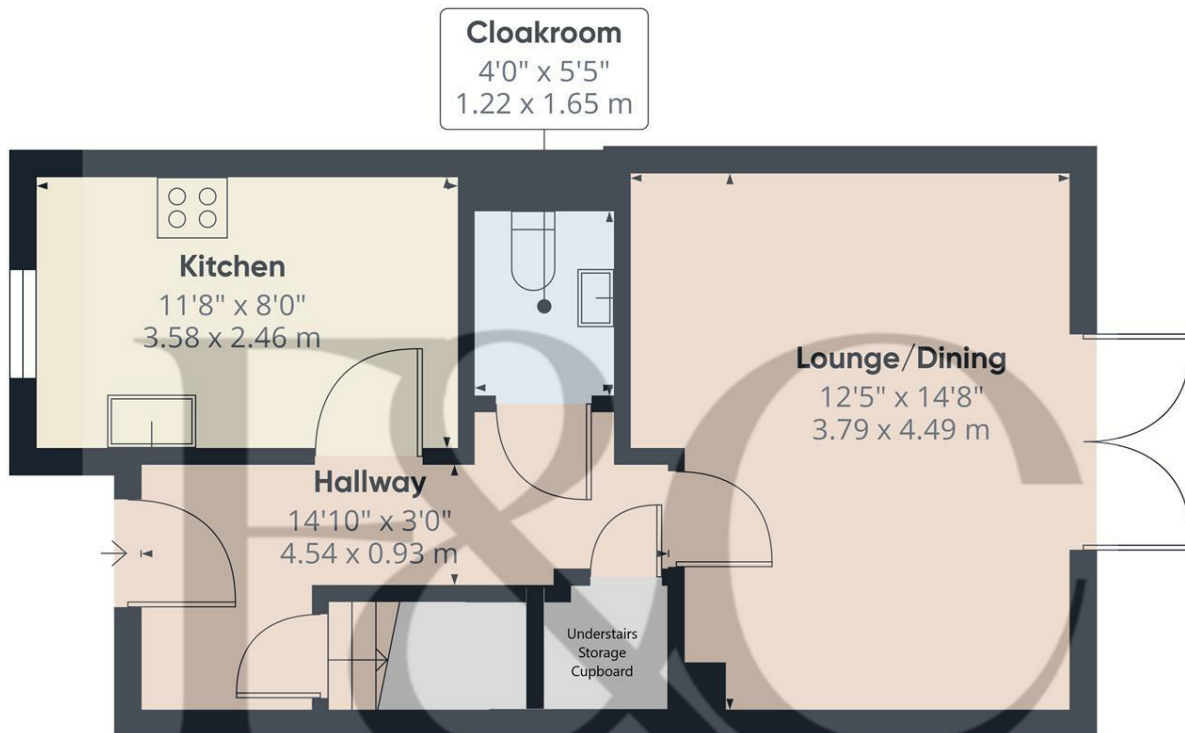
Outside

To the rear of the property is a pleasant, enclosed, lawn garden with rear access to the bins.

To the front of the property is a small fore-garden with wrought iron railings.



Council Tax Band B



Floor 0

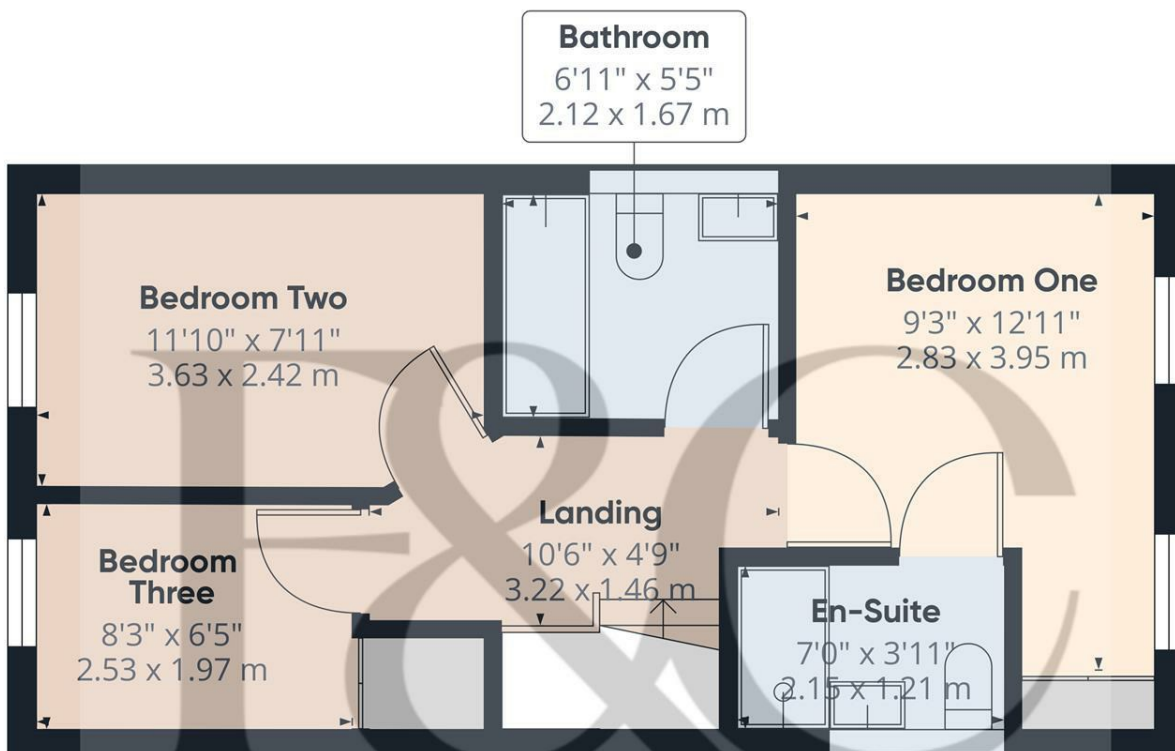
Approximate total area^m
397 ft²
36.9 m²

(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^m
381 ft²
35.4 m²

(1) Excluding balconies and terraces.

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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

68 Canal Street
Derby
DE1 2RJ

Council Tax Band: B
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	