

Fletcher & Company

20 Merrill Way, Allenton, Derby, DE24 9JL

£199,950

Freehold



- Requires Upgrading
- Offers Excellent Potential
- Porch & Entrance Hall
- WC, Side Hall & Utility
- Lounge, Dining Room & Kitchen
- Three First Floor Bedrooms
- Bathroom
- Large Rear Garden
- Potential for Off-Road Parking
- Close to Local Amenities





Summary

A conveniently located, three, semi-detached residence sold with the benefit of no upper chain.

This is a three bedroom, semi-detached residence requiring modernisation and sold with the benefit of no upper chain. The property occupies a convenient location and benefits from lawned fore-garden with potential for off-road parking (subject to dropping of the kerb and planning permission). To the rear of the property is a large garden.

Internally the property comprises porch, entrance hall, WC, side entrance and utility, lounge to front, dining room to rear and kitchen. The first floor landing leads to three bedrooms and bathroom.

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The Location

The property's location allows for easy access to amenities in Allenton, Shelton Lock, Alvaston and Chellaston. It is also convenient for large employers in the area including Rolls Royce and Toyota. Derby City centre is also within easy reach as is Pride Park which offers a further range of amenities and large retail outlets.

Accommodation

Ground Floor

Porch

5'11" x 2'0" (1.81 x 0.61)

A double glazed entrance door provides access to porch with further glazed door to hallway.

Entrance Hall

12'4" x 5'9" (3.77 x 1.76)

Having a central heating radiator and staircase to first floor with understairs storage cupboard.

Kitchen

10'3" x 8'10" (3.14 x 2.71)

Comprising marble effect worktops with tiled surrounds, inset stainless steel sink unit, fitted base cupboards and drawers and complementary wall mounted cupboards.



Side Porch

6'9" x 3'3" (2.07 x 1.01)

With an external door to garden and doors to utility and fitted guest cloakroom.

Utility

6'3" x 5'10" (1.93 x 1.79)

With worktop and space beneath for appliances.

WC

6'4" x 4'7" (1.94 x 1.40)

Appointed with a low flush WC, wash handbasin and double glazed window to rear.

Dining Room

10'5" x 8'5" (3.20 x 2.59)

Having a central heating radiator, double glazed window overlooking the rear garden and panelled and glazed door to lounge.



Lounge

14'11" x 12'4" (4.56 x 3.78)

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



First Floor Landing

7'5" x 5'11" (2.28 x 1.82)

Having a central heating radiator, access to loft space and double glazed window to side.

Bedroom One

11'11" x 11'6" (3.65 x 3.53)

With central heating radiator, decorative coving and two double glazed windows to front.



Bedroom Two

13'5" x 8'7" (4.09 x 2.62)

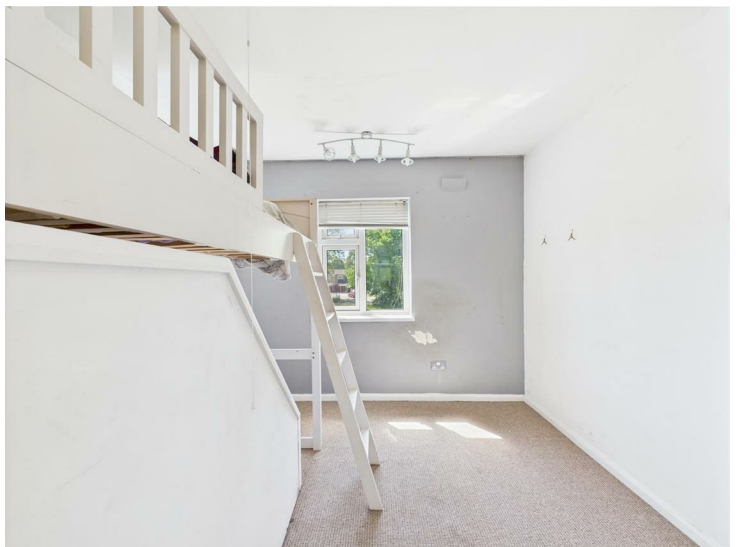
Comprising central heating radiator, cupboard housing the gas fired boiler and double glazed window to rear.



Bedroom Three

9'4" x 9'2" (2.87 x 2.81)

With central heating radiator and double glazed window to front.



Bathroom

7'4" x 5'9" (2.26 x 1.76)

Appointed with a low flush WC, wash handbasin, panelled bath with shower attachment, central heating radiator and two double glazed windows to rear.

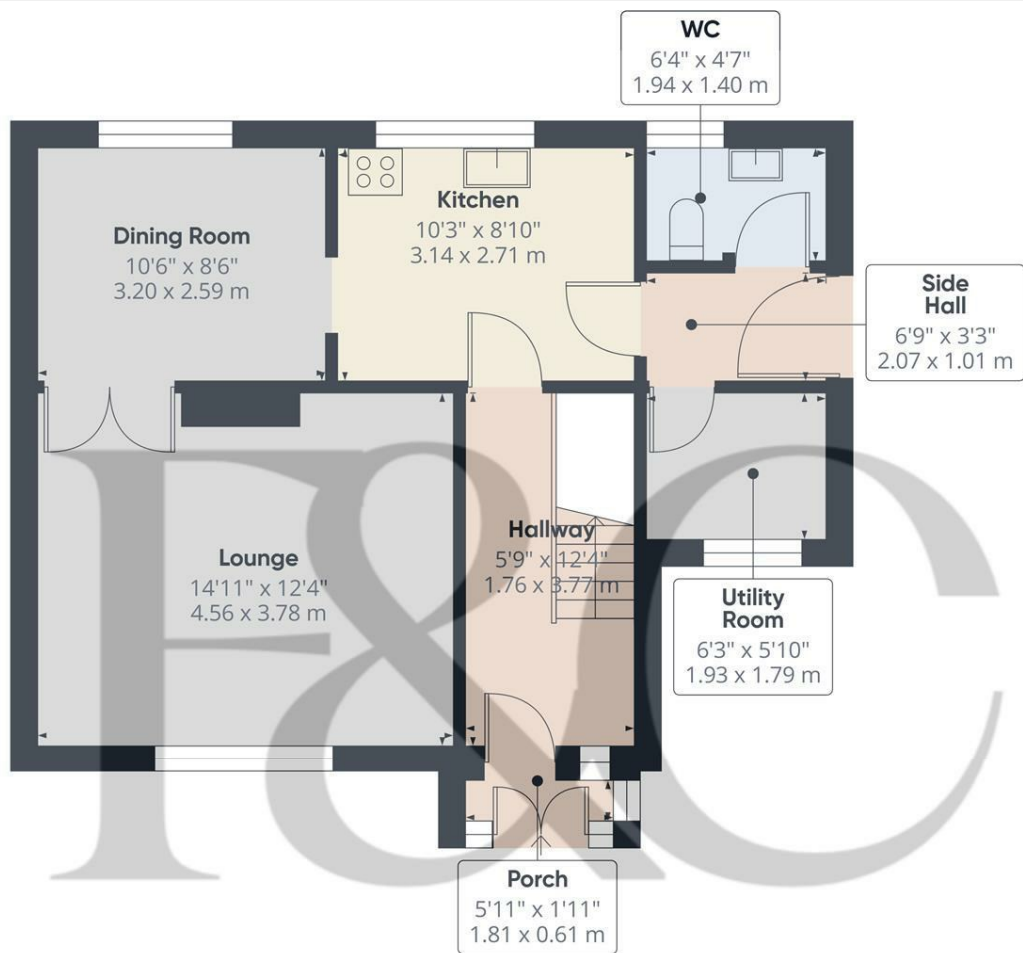


Outside

To the rear of the property is a larger than average garden which offers excellent potential. To the front of the property is a lawned garden with potential driveway, subject to necessary planning permission and permission to drop the kerb.



Council Tax Band A



Floor 0

Approximate total area⁽¹⁾

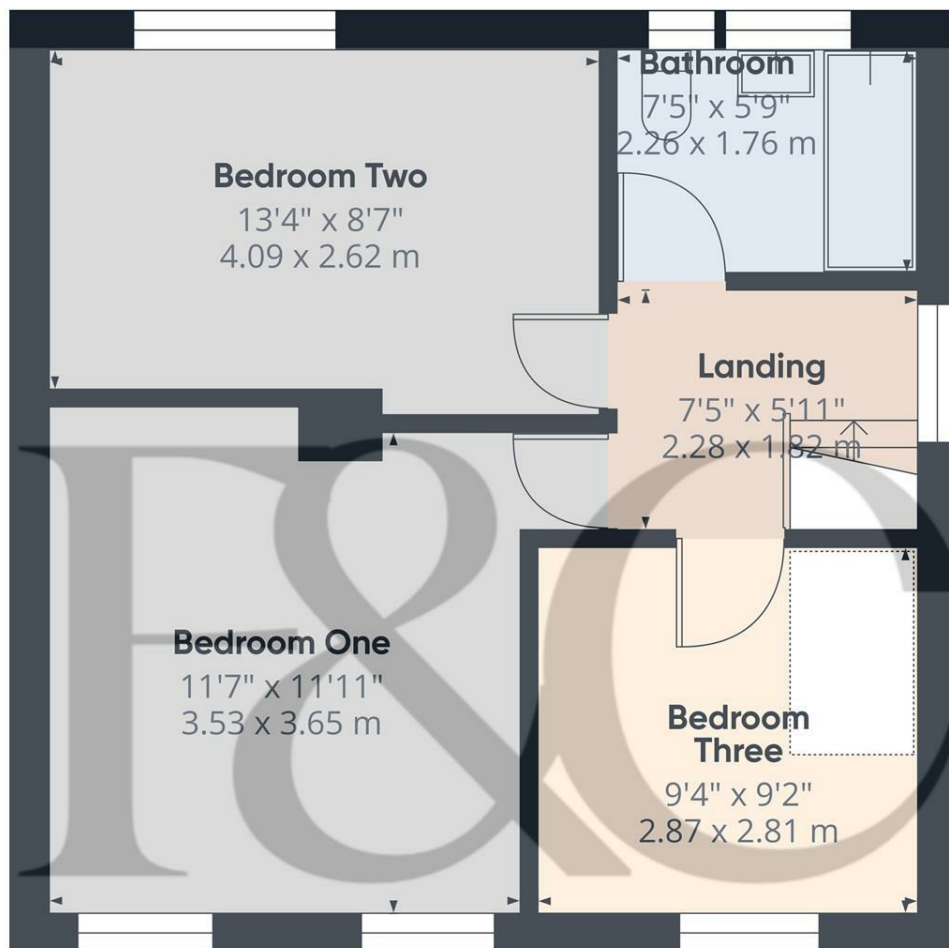
540 ft²
50.2 m²

(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⁾

425 ft²
39.5 m²

(1) Excluding balconies and terraces.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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20 Merrill Way
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Council Tax Band: A
Tenure: Freehold

