

Fletcher & Company

188 Westbourne Park, Derby, DE22 4HB

£155,000

Freehold



- Ideal First Time Buy or Buy to Let Investment
- Double Glazing & Gas Central Heating
- Entrance Hall
- Lounge
- Integrated Kitchen
- Three First Floor Bedrooms & Well-Appointed Bathroom
- Low Maintenance Rear Garden
- Artificial Lawn & Patio
- Useful Shed/Workshop
- Close to Excellent Amenities





Summary

This is a three bedroom, midtown house in the popular suburb of Mackworth.

This is a realistically priced, three bedroom, midtown house occupying a popular location in Mackworth. The property is situated just off Radbourne Lane on Westbourne Park. The property is double glazed and gas central heated with entrance hall, lounge with feature fireplace and fitted kitchen with integrated appliances. The first floor landing leads to three bedrooms and a well-appointed bathroom.

To the rear of the property is a low maintenance garden with patio, artificial lawn and useful shed and to the front of the property is a lawn.

F&C

The Location

Mackworth offers a good range of amenities including a parade of shops, primary school, recreational grounds, bus service into Derby City centre, easy access to open countryside and nearby Mickleover which offers a further range of amenities. It is also convenient for Markeaton Park and Derby City centre.

Accommodation

Ground Floor

Entrance Hall

5'6" x 3'2" (1.70 x 0.99)

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

Lounge

14'6" x 11'2" (4.42 x 3.41)

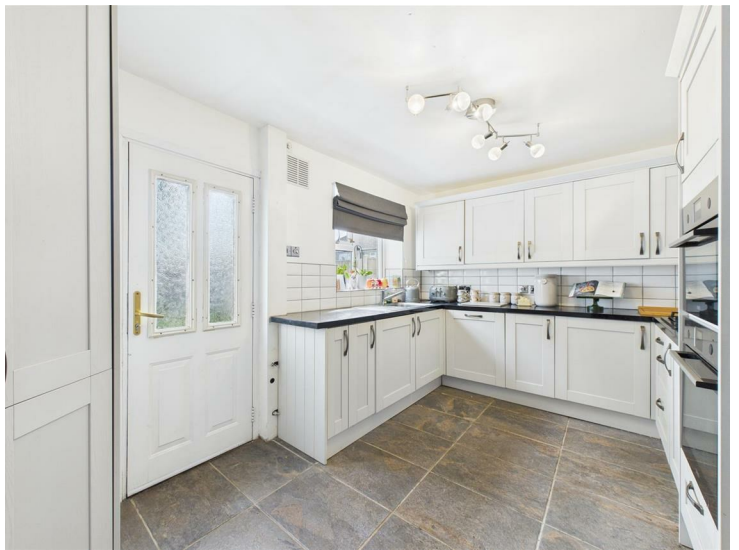
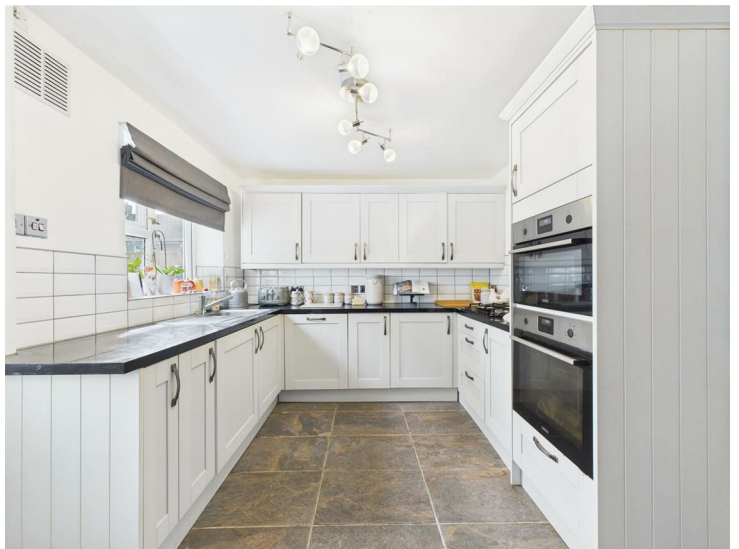
Featuring a fireplace with decorative surround, marble hearth and electric fire, central heating radiator and double glazed window to front.



Fitted Kitchen

14'9" x 9'4" (4.52 x 2.85)

Comprising granite effect worktops, tiled surrounds, inset stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with built-in microwave and oven, integrated dishwasher and washing machine, fridge freezer, useful pantry cupboard and understairs storage area ideal for a tumble dryer.



First Floor Landing

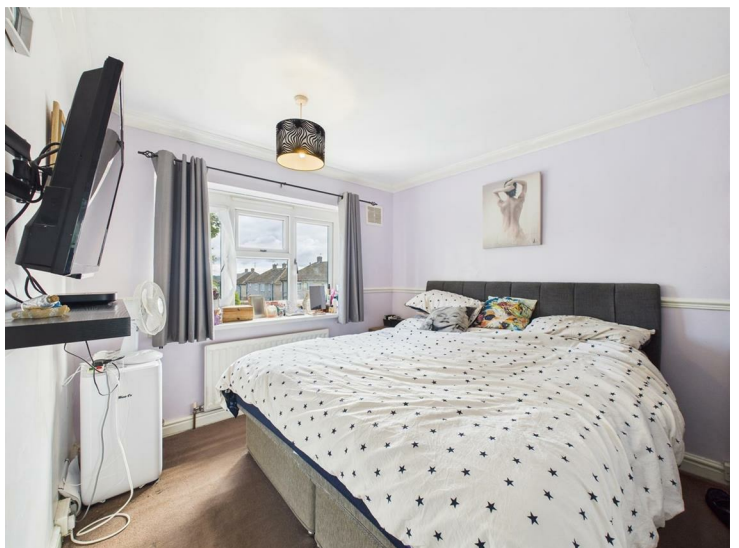
5'11" x 5'3" (1.81 x 1.61)

Having an airing cupboard and access to loft space.

Bedroom One

10'11" x 9'5" (3.35 x 2.88)

With central heating radiator, coving to ceiling, dado rail and double glazed window to rear.



Bedroom Two

9'10" x 8'9" (3.02 x 2.69)

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



Bedroom Three

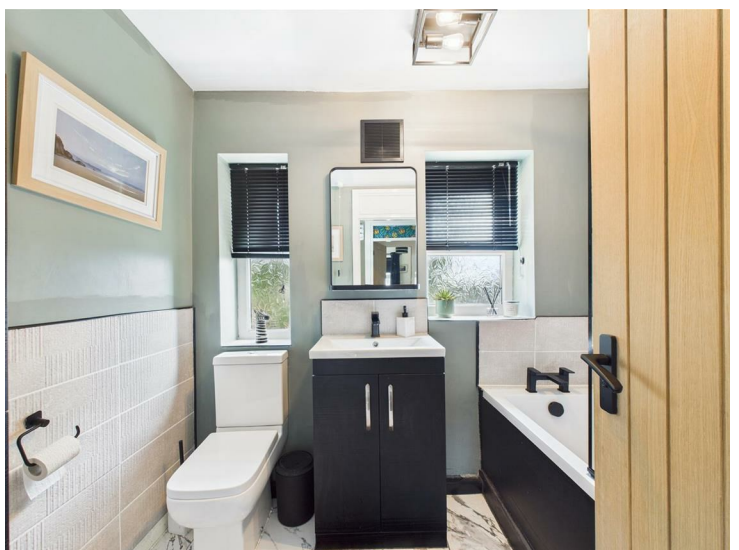
8'5" x 7'3" (2.57 x 2.23)

With central heating radiator and double glazed window to front.

Bathroom

7'9" x 5'5" (2.38 x 1.66)

Well-appointed with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, bath with shower over, ladder radiator and two double glazed windows to rear.

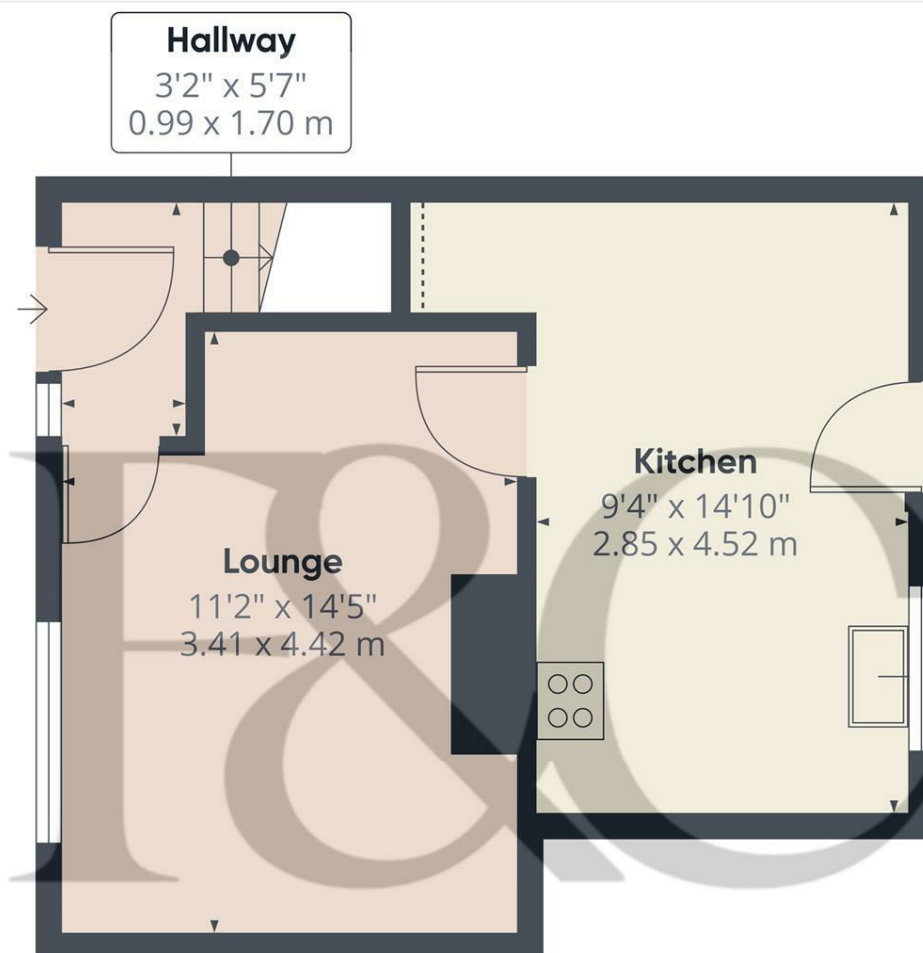


Outside

To the front of the property is a lawned fore-garden. To the rear is a pleasant low maintenance garden with patio area, decked section ideal for a hot tub, artificial lawn and recently replaced timber fencing. There is also a useful timber shed/workshop.



Council Tax Band A



Floor 0

Approximate total area⁽¹⁾

328 ft²
30.5 m²

Reduced headroom

1 ft²
0.1 m²

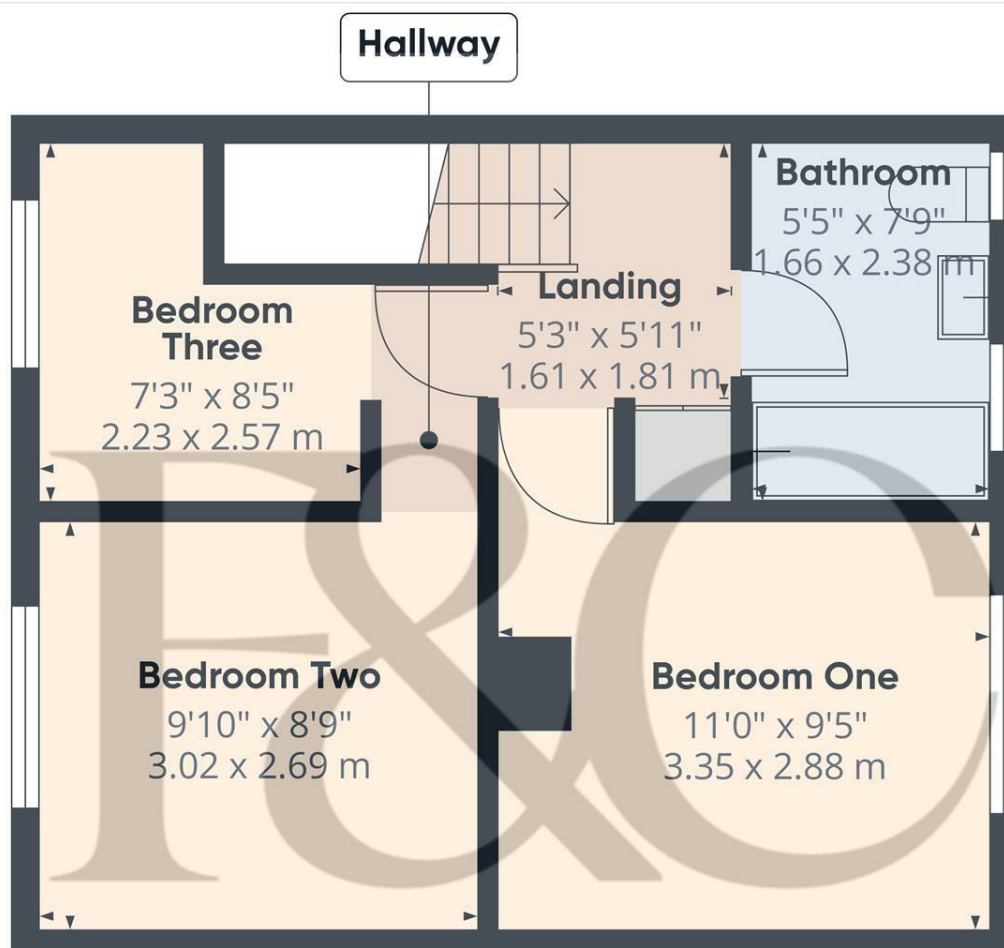
(1) Excluding balconies and terraces

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.

GIRAFFE360



Floor 1

Approximate total area⁽¹⁾

334 ft²
31 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 are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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

188 Westbourne Park
Derby
DE22 4HB

Council Tax Band: A
Tenure: Freehold

