

Fletcher & Company

61 Rymill Drive, Oakwood, Derby, DE21 2UW

Offers Around £176,000

Freehold



- Ideal First Time Buyer or Buy to Let Purchase
- Double Glazed & Gas Central Heated
- Entrance Hall & Fitted Guest Cloakroom
- Lounge/Dining Room
- Fitted Kitchen
- Two First Floor Bedrooms & Bathroom
- Low Maintenance Rear Garden
- Double Width Driveway
- Popular Location
- Close to Excellent Amenities





Summary

A two bedroom, midtown house, set within the popular suburb of Oakwood.

This is a well-positioned, two bedroom, townhouse occupying a popular location in the suburbs of Oakwood. The property benefits from a double width driveway to the front and a low maintenance rear garden with decking and artificial lawn.

Internally the property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, kitchen, lounge/dining room, two first floor bedrooms and a bathroom.

F&C

The Location

Oakwood is a popular suburb with an excellent range of amenities including an extensive range of shops, leisure centre, primary school, dentist, recreational grounds and pleasant walks in the surrounding open countryside. There is a regular bus service into Derby City centre, easy access to the Meteor retail park and nearby transport links.

Accommodation

Ground Floor

Entrance Hall

10'5" x 3'3" (3.19 x 1.01)

An entrance door provides access to hallway with central heating radiator and staircase to first floor.

Fitted Guest Cloakroom

5'2" x 3'1" (1.58 x 0.95)

Appointed with a low flush WC, wash handbasin, central heating radiator and double glazed window to front.

Lounge

13'2" x 12'9" (4.03 x 3.91)

With two central heating radiators, double glazed window and French doors to rear.



Kitchen

10'4" x 5'10" (3.17 x 1.79)

Comprising L-shaped worktops, inset stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, insert four plate gas hob with built-in oven beneath, appliance spaces suitable for fridge freezer, washing machine and dishwasher, central heating radiator and double glazed window to front.



First Floor Landing

6'5" x 5'6" (1.96 x 1.70)

A semi-galleried landing with access to loft space.

Bedroom One

10'3" x 9'4" (3.14 x 2.85)

Having a useful storage cupboard, central heating radiator and double glazed window to front.



Bedroom Two

11'5" x 6'3" (3.48 x 1.91)

With central heating radiator and double glazed window to rear.



Bathroom

6'4" x 5'6" (1.95 x 1.68)

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

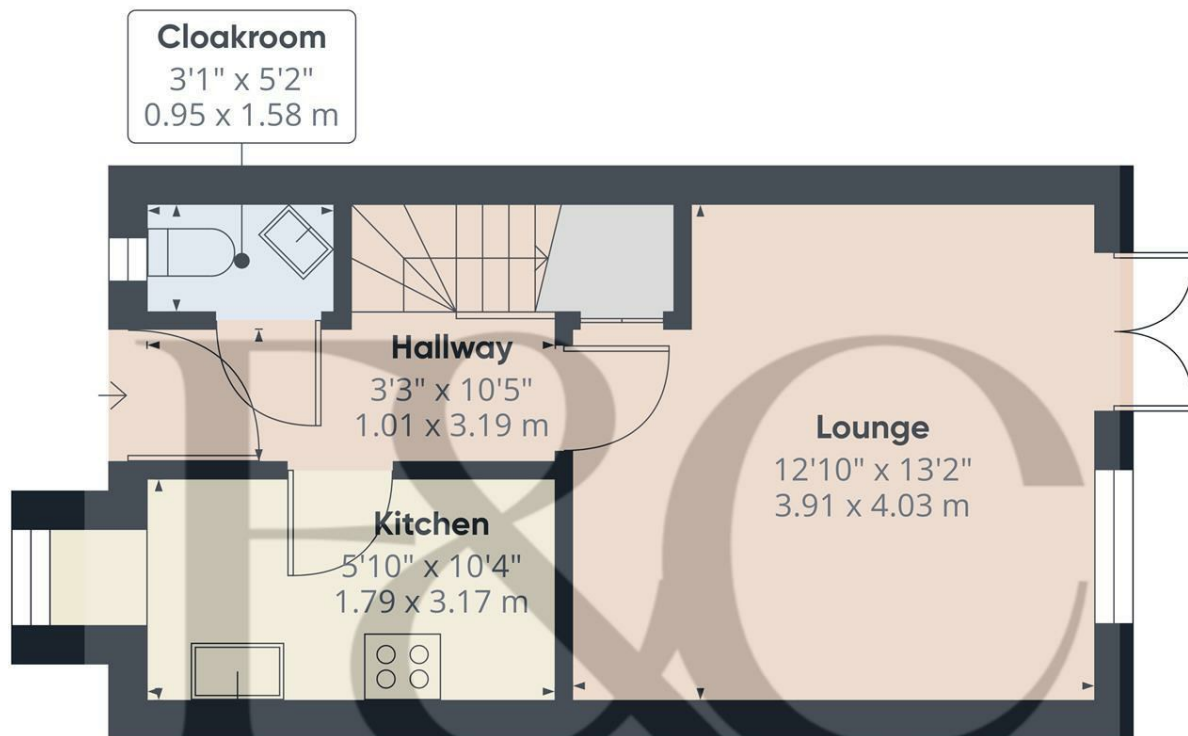


Outside

To the rear of the property is an upper decked area with lower-level artificial lawn. To the front of the property is a double width driveway for two vehicles.



Council Tax Band B



Floor 0

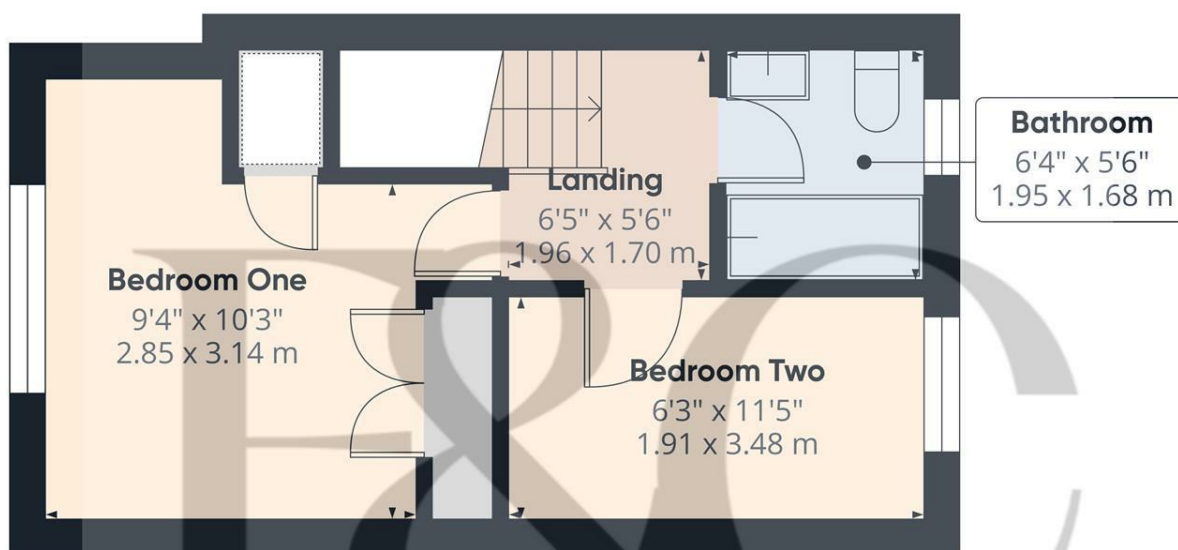
Approximate total area^m

310 ft²
28.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area^m

262 ft²
24.3 m²

(1) Excluding balconies and terraces

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61 Rymill Drive
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Council Tax Band: B
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(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	