

# Fletcher & Company

174 Mansfield Road, Chester Green, Derby, DE1 3RB

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Offers Around £189,950

Freehold

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- Ideal First Time Buy or Investment Purchase
- Two Reception Rooms
- Larger than Average Kitchen
- Two Bedrooms
- Bathroom
- Low Maintenance Garden
- Pleasant Open Outlook
- Easy Access to Chester Green, Darley Park & Darley Abbey Mills
- Conveniently Located for Bus & Rail Networks
- A Full Range of Amenities Available in Nearby Derby City Centre





## Summary

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This is a tastefully presented, traditional, two bedroom terrace located in Chester Green opposite the attractive green.

The property benefits from a dining room to the front, inner lobby with storage cupboard, lounge and larger than average kitchen. The first floor passage landing leads to two bedrooms and a bathroom.

To the rear of the property is a good sized, low maintenance garden with patio and artificial lawn with pleasant, open outlook.

# F&C

## The Location

Chester Green is a popular residential location noted for its easy access into Derby City centre and to Darley Park with pleasant walks along the bank of the river Derwent as well as having a selection of amenities locally. There is also easy access to Derby City train and bus station as well as excellent transport links.

## Accommodation

### Ground Floor

#### Dining Room

11'10" x 11'4" (3.62 x 3.46)

A panelled entrance door provides access to dining room with central heating radiator, decorative coving, wood effect flooring and door to inner lobby.



#### Inner Lobby

With understairs storage area and open access to lounge.

## Lounge

11'11" x 11'5" (3.64 x 3.48)

With open recess ideal for an electric fire, central heating radiator, decorative coving, window to rear and door leading to staircase to first floor.



### **Larger Than Average Kitchen**

20'7" x 5'10" (6.29 x 1.79)

Comprising woodblock effect preparation surfaces with tiled surrounds, inset sink unit with mixer tap, gloss finish base cupboards and drawers, complementary wall mounted cupboards, four plate gas hob with extractor hood over and built-in oven beneath, appliance space suitable for fridge freezer and washing machine, integrated dishwasher, central heating radiator, window to side and door to rear.



### **First Floor Passageway Landing**

11'10" x 2'11" (3.62 x 0.90)

### Bedroom One

11'10" x 11'5" (3.62 x 3.50)

Having a central heating radiator, feature wood panelled wall, decorative coving and window to front overlooking Chester Green.



### Bedroom Two

11'10" x 8'2" (3.63 x 2.50)

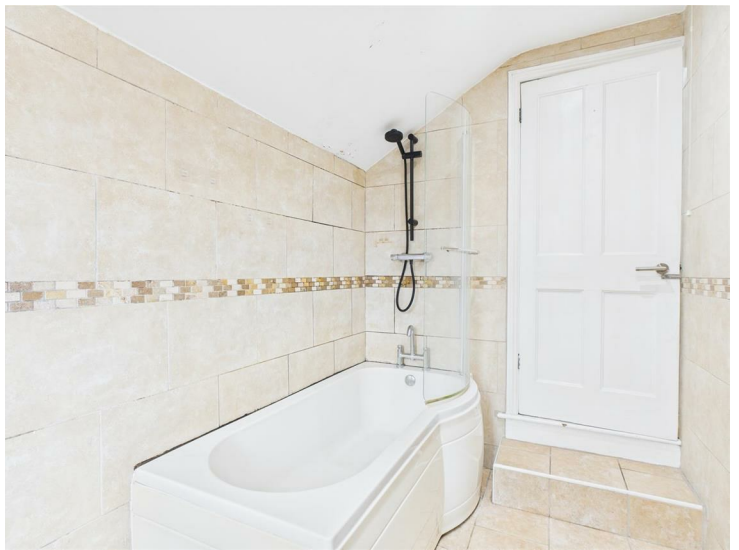
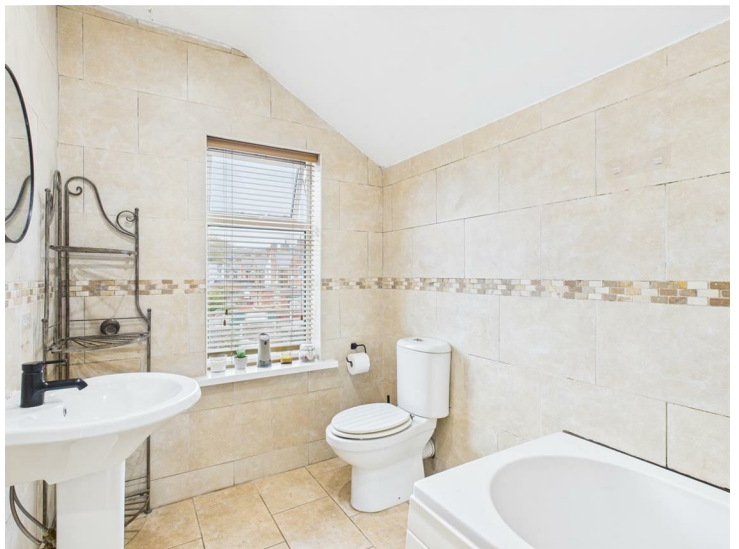
With central heating radiator, over size storage cupboard, decorative coving and window to rear.



## Bathroom

9'10" x 5'11" (3.02 x 1.82)

Fully tiled with a suite comprising low flush WC, pedestal wash handbasin, panelled bath with shower over, chrome towel radiator and window to rear.



## Outside

To the rear of the property is a pleasant, low maintenance garden featuring a patio area, artificial lawn, slate chipping borders, timber fencing and brick wall. The garden offers a pleasant open aspect over neighbouring properties.



Council Tax Band A



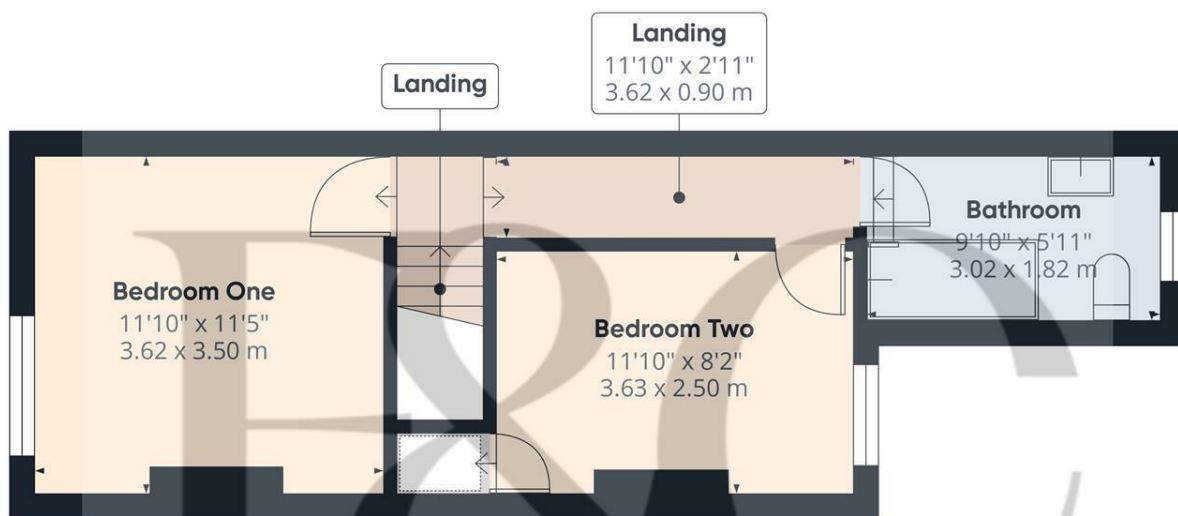
Approximate total area<sup>(1)</sup>  
424 ft<sup>2</sup>  
39.4 m<sup>2</sup>

(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 0



Approximate total area<sup>(1)</sup>  
335 ft<sup>2</sup>  
31.1 m<sup>2</sup>

(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



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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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174 Mansfield Road  
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Council Tax Band: A  
Tenure: Freehold

