

Fletcher & Company

20 Towpath Way, Spondon, Derby, DE21 7SL

Offers Around £185,000

Freehold



- Three Storey Townhouse
- Double Glazed & Gas Central Heated
- Hall, Bedroom & Shower Room to Ground Floor
- Open Plan Living Space to First Floor
- Principle Bedroom & En-Suite Shower Room to Second Floor
- Stylish, Private, Low Maintenance Rear Garden
- Allocated Parking Space
- Close to Excellent Transport Links
- Excellent Amenities Nearby
- Viewing Recommended





Summary

This is an impressive, three storey, two bedroom townhouse tucked away on this estate in the popular village of Spondon.

The property is set over three floors and features double glazed and gas central heated accommodation. The ground floor comprises entrance hall, bedroom and shower room and the first floor comprises an open plan living space with lounge, dining area and kitchen. The second floor features a principle bedroom with en-suite shower room.

To the front of the property there is a low maintenance, private garden featuring a patio, an artificial lawn, pathway and decked area with a pleasant backdrop of mature trees. The property benefits from an allocated parking space.

F&C

The Location

Spondon is a popular village a few miles east of Derby and features a busy high street with a varied selection of amenities including a primary and secondary school. There is easy access to a nearby retail park and to the A52 making it within easy commuting distance of both Derby and Nottingham.

Accommodation

Ground Floor

Entrance Hall

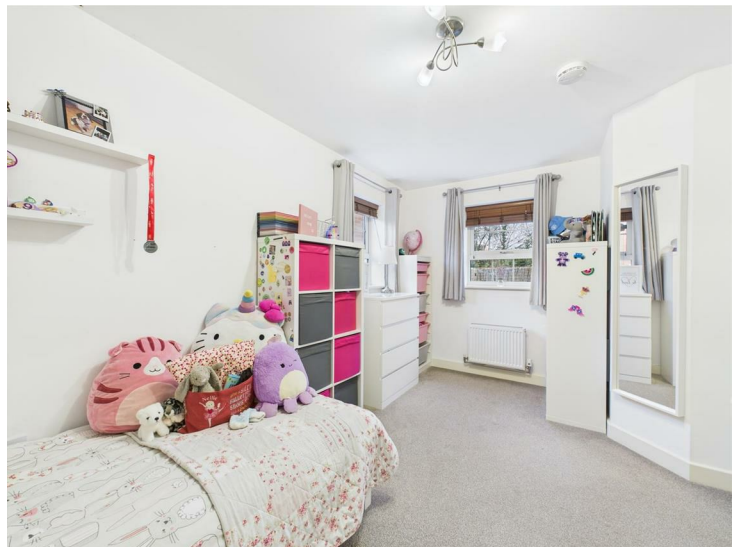
8'8" x 5'7" (2.66 x 1.72)

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

Bedroom Two

15'1" x 8'11" (4.60 x 2.74)

With central heating radiator and double glazed window to front.



Shower Room

7'4" x 5'10" (2.25 x 1.78)

Appointed with a low flush WC, pedestal wash handbasin with tiled surrounds, shower cubicle, central heating radiator and understairs storage cupboard.



First Floor

Open Plan Living Space

15'1" x 15'1" (4.61 x 4.60)



Lounge/Dining Area

Having a central heating radiator and double glazed windows to side and front with pleasant views over mature trees.



Kitchen Area

Comprising granite effect worktops with tiled surrounds, inset stainless steel sink unit, electric hob with extractor hood over and built-in oven beneath, fridge freezer, dishwasher, double glazed window to side and door to inner hallway.



Inner Hallway

3'7" x 2'9" (1.10 x 0.86)

With staircase to second floor.

Second Floor

Bedroom One

13'1" x 12'0" (4.00 x 3.68)

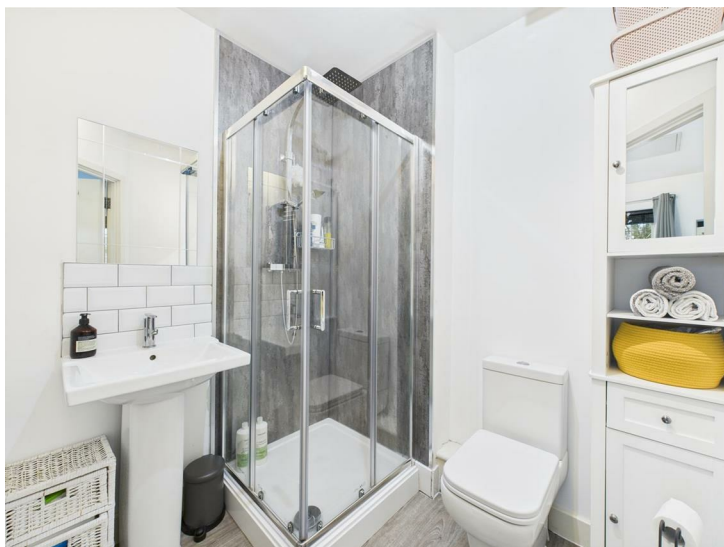
Having a central heating radiator, built-in wardrobe, two double glazed windows to side and two double glazed windows to front.



En-Suite Shower Room

6'5" x 6'4" (1.98 x 1.94)

Appointed with a low flush WC, pedestal wash handbasin, shower cubicle and chrome towel radiator.

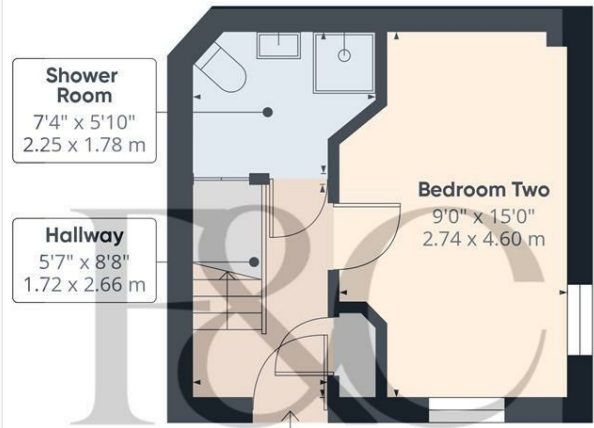


Outside

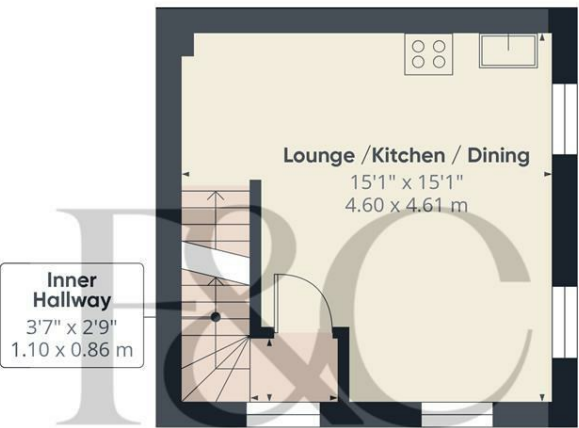
To the front, the property benefits from a low maintenance garden which offers a high degree of privacy and features artificial lawn, decked area with herbaceous borders and pathway giving access to a pedestrian gate and nearby allocated parking space. The property is located to the rear of number 14.



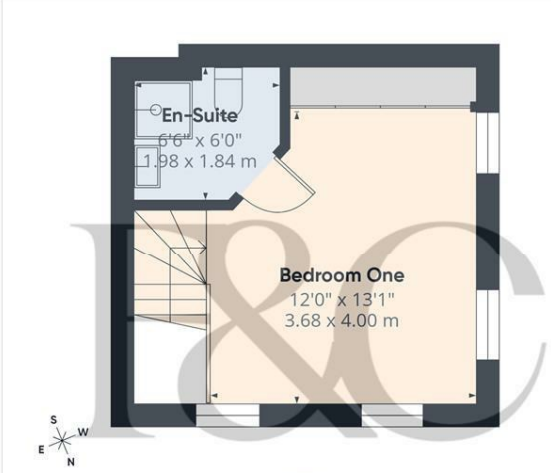
Council Tax Band B



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
611 ft²
56.8 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	77	
(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	

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Council Tax Band: B
Tenure: Freehold

