



## 8 Cowley Street, Derby, DE1 3SN

**£150,000**



A very well presented two bedroom terraced home in this popular location offered for sale with no upward chain.



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**£150,000**



## **DIRECTIONS**

Leave Derby City Centre along Kedleston Road and turn left onto Cowley Street. The property is situated on the left hand side clearly identified by our "For Sale" board.

Internally the accommodation briefly comprises: Ground floor lounge, inner lobby, dining room and kitchen with access to the rear. To the first floor there are two good sized bedrooms and bathroom. Outside the property benefits from a graveled garden area to the rear and to the front there is on street car parking.

The property is ideally suited to the first time buyer being close to the useful amenities found on Kedleston Road, the University of Derby and city centre. Locally there are convenience stores, post office, parks and popular public houses. There is also a nearby frequent public transport service including the Unibus.

## **ACCOMMODATION**

Entering the property through a double glazed front door into:

### **GROUND FLOOR**

#### **LOUNGE**

10'8" x 11'2" (3.25m x 3.40m)

A comfortable room having a laminate floor, double glazed window and door to the front elevation and radiator.

#### **INNER LOBBY**

With under stairs storage cupboard.

#### **DINING ROOM**

10'4" x 12' (3.15m x 3.66m)

With staircase leading to the first floor, radiator and open plan access into:

#### **KITCHEN**

9'5" x 6'4" (2.87m x 1.93m)

Very smartly appointed with a range of fitted wall and base units with two tone contrasting cupboard and drawer fronts, laminate work surfaces, and tiled walls, stainless steel sink and drainer, electric oven, gas hob and extractor fan over, space for a washing machine and upright fridge-freezer, UPVC double glazed communal entrance door, window, tiled floor and radiator. There is a wall mounted combination boiler providing domestic hot water and gas central heating.

### **FIRST FLOOR**

#### **LANDING**

Passaged with independent access to all first floor rooms.

#### **BEDROOM ONE**

14'1" x 11'2" (4.29m x 3.40m)

A large double bedroom with front facing UPVC double glazed window, laminate flooring and radiator.

## BEDROOM TWO

7'6" x 12'1" (2.29m x 3.68m)

A double bedroom with rear facing UPVC double glazed window, built in cupboard and radiator.

## BATHROOM

6'5" x 9'6" (1.96m x 2.90m)

Smartly appointed with a convenient shower cubicle, wash basin and WC, UPVC double glazed window and chrome towel radiator. Ample space to install a bath if required.

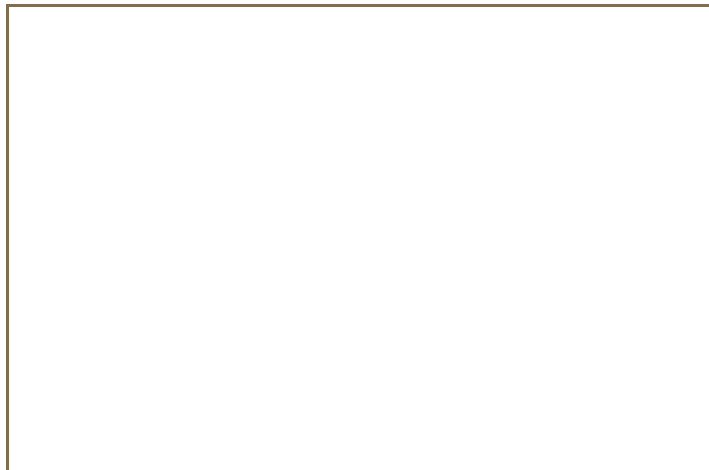
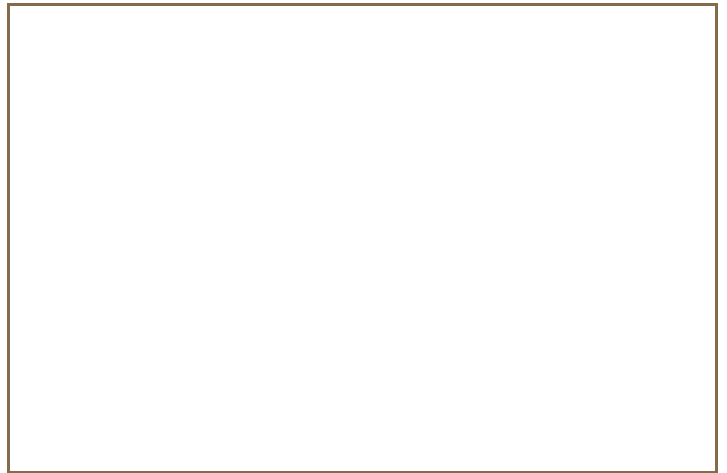
## OUTSIDE

Found to the front of the property is a beneficial front yard relieving the property from the pavement, there is also on-street parking. To the rear is an ideal low-maintenance graveled rear garden enclosed by fencing and with gated front access.

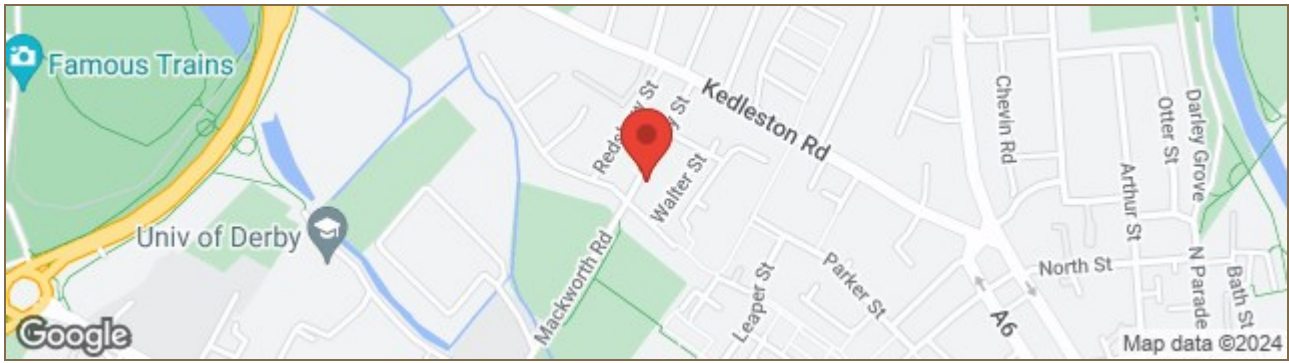
## PLEASE NOTE

The property is currently let under a student tenancy agreement until May - June 2024.

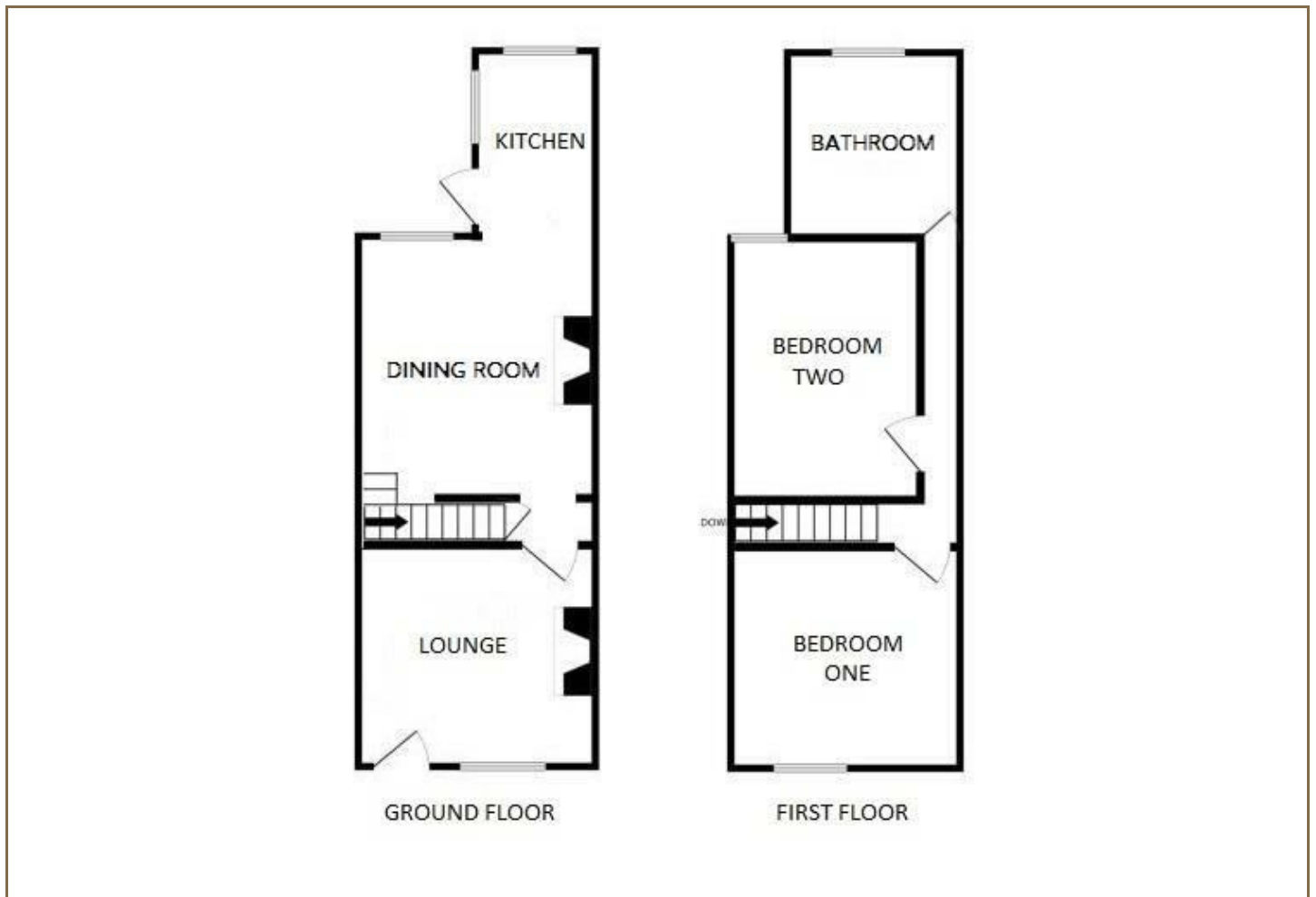
The property currently generates £1131 per month. This figure is exclusive of bills. Vacant possession would be available from May-June 2024



## Road Map



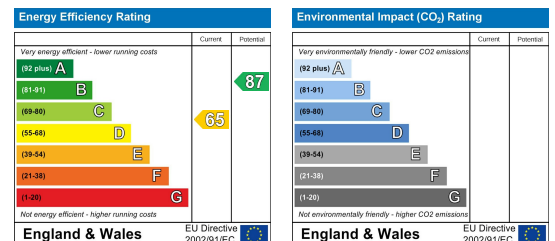
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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