



## 65. Burnaby Street, Derby, DE24 8RN

**£160,000**



A two double bedroom end of terrace benefitting from a wide frontage providing off road parking, side access and a large rear garden.





# 65. Burnaby Street, Derby, DE24 8RN

**£160,000**



## **DIRECTIONS**

Approaching Alvaston on London Road with the city behind, turn right onto Burnaby Street at the former car garage, proceed towards the end of the street where the subject property will be found on the left.

The gas centrally heated and UPVC double glazed accommodation comprises, entrance lobby, lounge, wide conservatory, fitted kitchen, WC and separate utility room. To the first floor are two generous double bedrooms and bathroom.

Externally there is a wide frontage providing off road parking, wide side access to a large rear garden having a patio, substantial store shed and apple tree.

Burnaby Street is located directly off London Road close to centre of Alvaston and the many useful amenities found there. Ease of access can be sought into the city centre, Ascot Drive and Pride Park areas.

## **ACCOMMODATION**

### **ENTRANCE LOBBY**

With main UPVC double glazed front door, stairs to first floor, laminate flooring, access into kitchen and:

### **LOUNGE**

15'2" x 11'4" (4.62m x 3.45m)

Spacious, having laminate flooring throughout, UPVC double glazed window,

media connections and radiator, sliding doors into:

### **CONSERVATORY**

17'7" x 7'6" (5.36m x 2.29m)

Of brick base construction with UPVC double glazed windows and French doors to garden, laminate flooring.

### **KITCHEN**

9'7" x 7'9" (2.92m x 2.36m)

Fitted with a range of wall and base units having matching cupboard and drawer fronts, laminate work surfaces, tiled walls, stainless steel sink and drainer, gas cooker and hob with extractor fan over, wall mounted Worcester boiler, laminate flooring, UPVC double glazed window, understairs cupboard.

### **UTILITY ROOM**

5' x 4'8" (1.52m x 1.42m)

With plumbing and space for a washing machine and tumble dryer, UPVC double glazed window, laminate flooring.

### **CLOAKROOM**

Fitted with a low level WC and wash basin.

### **FIRST FLOOR**

#### **LANDING**

UPVC double glazed window to rear.

#### **BEDROOM ONE**

15'1" x 11'6" (4.60m x 3.51m)

A very spacious, full depth bedroom with UPVC double glazed windows to the front

and rear elevations, two set of fitted wardrobes, laminate flooring, two radiators.

## **BEDROOM TWO**

11'1" x 9'2" (3.38m x 2.79m)

A second spacious bedroom having a front facing UPVC double glazed window, built-in airing cupboard, bulk head, radiator.

## **BATHROOM**

5'5" x 4'11" (1.65m x 1.50m)

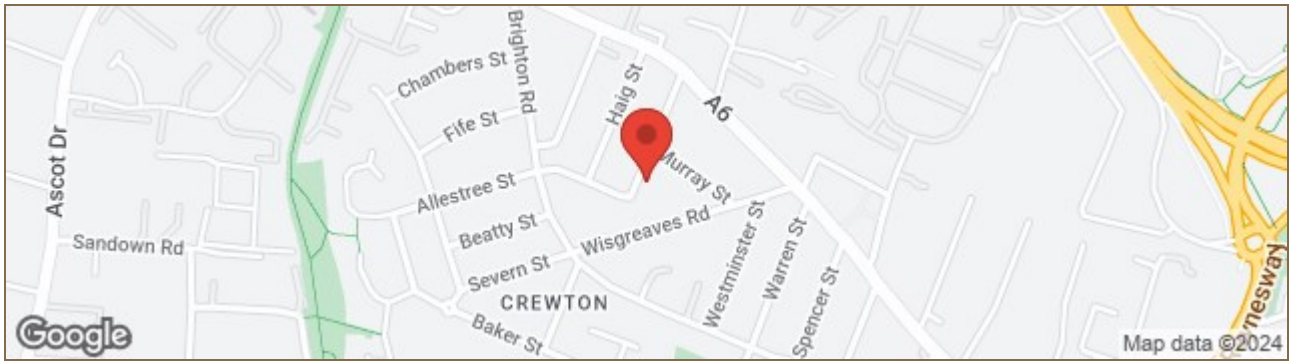
Bath with shower over, wash basin and WC, vinyl flooring, UPVC double glazed window, radiator.

## **OUTSIDE**

Externally there is a wide frontage providing off road parking, wide side access to a large rear garden having a patio, substantial store shed and apple tree.



## Road Map



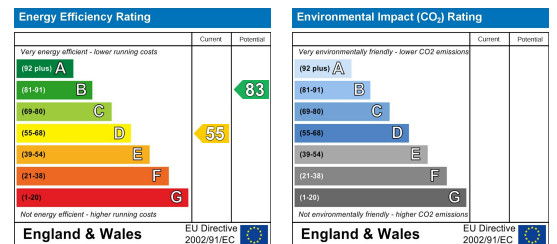
## Floor Plan



## 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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Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
sales@boxallbrownandjones.co.uk

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
belper@boxallbrownandjones.co.uk