



## 38 Roman Road, Derby, DE1 3RX

**£169,950**



Situated in the heart of Derby, a few minutes walk from the delightful Chester Green, this is a traditional two bedroom terrace house which benefits from gas central heating, double glazing and a garden to the rear.



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## DIRECTIONS

Leave Derby city centre along Mansfield Road and upon entering Chester Green turn right onto Roman Road. The property is situated on the right hand side clearly identified by our "For Sale" board.

Internally the accommodation briefly comprises a lounge, dining room with staircase to the first floor and kitchen with integrated appliances and access to the rear. To the first floor are two good sized bedrooms and a shower room.

Outside the property benefits from a private and enclosed garden to the rear with a decked patio area, lawn and mature trees. To the front there is on street permit parking.

Chester Green is a highly convenient location and it is within walking distance of Derby city centre making it an extremely and convenient place to live. The delightful Chester Green offers an amazing open space and gives ease of access to Darley Park which boasts delightful Riverside walks. The vibrant city centre of Derby is a short distance away with its wealth of bars, restaurants and the Derbion shopping centre. The property is perfectly positioned for ease of access to the ring road giving onward travel to the A50, A52 and M1 corridor.

This property would ideally suit a first time buyer or investment purchaser looking for a house in a very desirable location and should be viewed to be fully appreciated.

## ACCOMMODATION

Entering the property through front door into:

### LOUNGE

11'4" x 11'4" (3.45m x 3.45m)

With double glazed window to the front elevation, single radiator and TV point.

### DINING ROOM

11'3" x 15' (3.43m x 4.57m)

With staircase leading to the first floor, double glazed window to the rear elevation, radiator and storage cupboard with meter boxes.

### KITCHEN

5'11" x 17'8" (1.80m x 5.38m)

With a range of work surface/preparation areas, wall and base cupboards and an integrated electric oven, gas hob and extractor over. The kitchen has a stainless steel sink unit with drainer beneath a double glazed window overlooking the side elevation and there is space for a washing machine, double glazed door to the rear elevation, further double glazed window to the rear elevation and small breakfast bar with space for stools beneath. The kitchen has a double radiator, inset ceiling spotlights and wall mounted boiler providing domestic hot water and central heating.

## TO THE FIRST FLOOR

### LANDING

With access to the loft.

## **FRONT BEDROOM ONE**

11'3" x 11'11" (3.43m x 3.63m)

With double glazed window to the front elevation and radiator.

## **BEDROOM TWO**

11'10" x 8'6" (3.61m x 2.59m)

With double glazed window to the rear elevation, radiator, useful storage alcove and additional access to the loft.

## **SHOWER ROOM**

5'11" x 9'4" (1.80m x 2.84m)

With low level WC, wash hand basin and shower cubicle with glazed screen, complementary tiling, frosted double glazed window and heated towel rail.

## **OUTSIDE**

Outside the property benefits from an enclosed lawn garden to the rear which is overlooked by a decked patio area and there is well stocked borders and mature trees.

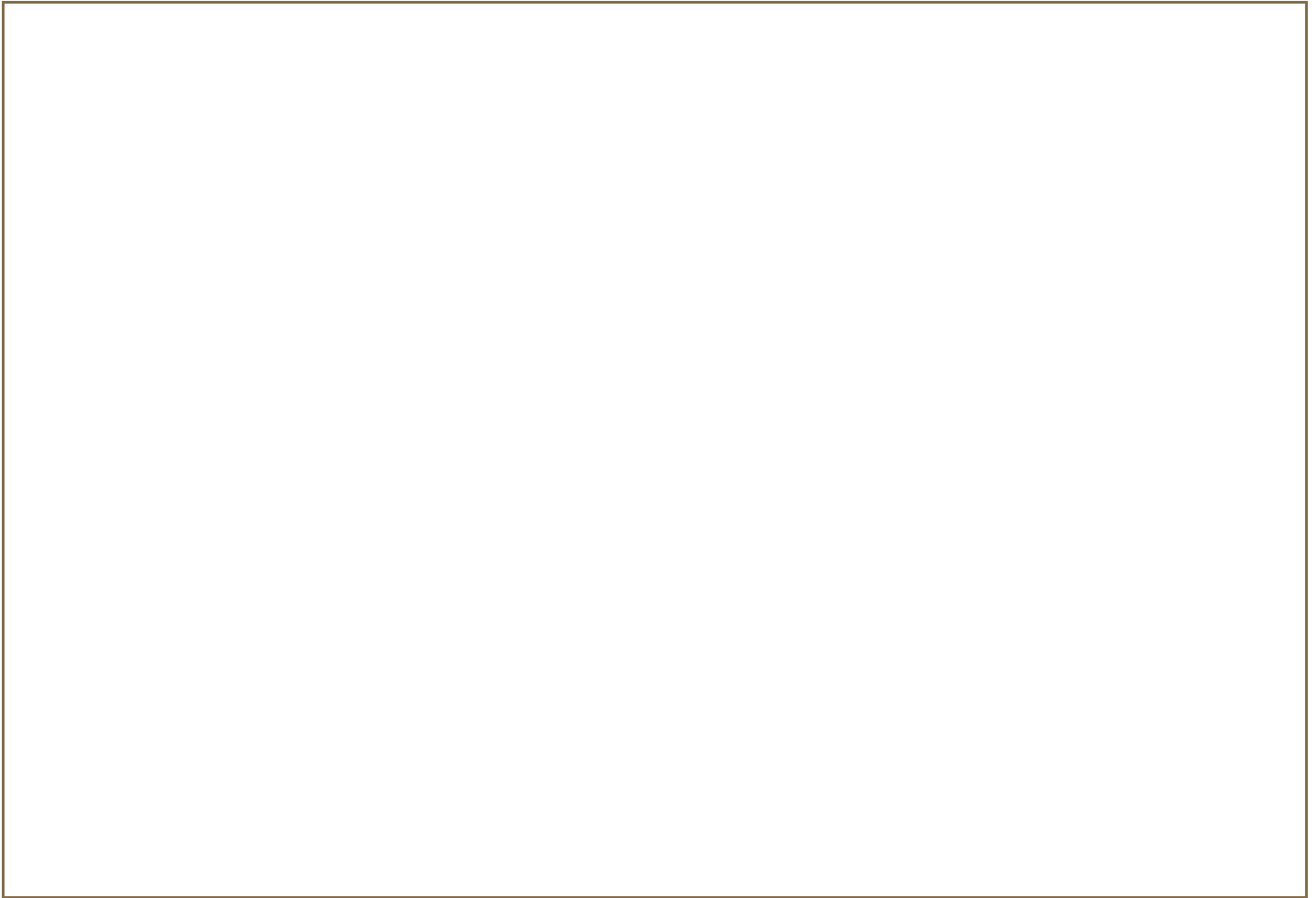
To the front elevation there is on street permit parking.



## Road Map



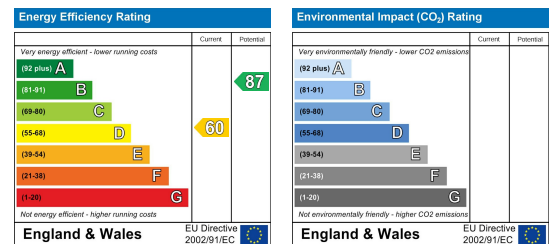
## Floor Plan



## 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