

Fletcher & Company

16 Tuphall Close, Chellaston, Derby, DE73 6WN

£210,000

Freehold



- Ideal First Time Buyer or Buy to Let Investment
- Double Glazed & Gas Central Heating
- Porch & Hallway
- Lounge/Dining Room
- Fitted Kitchen
- Two First Floor Bedrooms & Shower Room
- Pleasant Private Rear Garden
- Driveway & Garage
- No Upward Chain
- Easy Access to Derby City Centre





Summary

A well-presented, two bedroom, semi-detached residence occupying popular estate location in Chellaston.

This is a well-presented, two bedroom, modern, semi-detached residence in Chellaston. Tastefully presented throughout with gas central heating and double glazing with porch, entrance hall, lounge/dining room and fitted kitchen. The first floor landing leads to two bedrooms and a well-appointed shower room. The property benefits from a driveway with attached garage and private rear garden.

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The Location

Chellaston is a popular suburb of Derby with an excellent range of amenities including primary school and Chellaston Academy school. There are a varied selection of shops and facilities, a regular bus service into Derby City centre and easy access onto the A50.

Accommodation

Ground Floor

Porch

3'5" x 2'10" (1.06 x 0.87)

A panelled and double glazed door provides access to porch with further door to hallway.

Entrance Hall

8'6" x 3'8" (2.61 x 1.13)

With central heating radiator and open doorway to fitted kitchen.

Fitted Kitchen

8'6" x 7'9" (2.60 x 2.38)

Comprising granite effect worktops, tiled surrounds, inset stainless steel sink unit, stylish fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate electric hob with extractor hood over and built in oven beneath, appliance spaces suitable for washing machine and fridge freezer, recessed ceiling spotlighting and double glazed window to front.



Lounge/Dining Room

15'11" x 11'8" (4.87 x 3.58)

Having two central heating radiators, decorative coving, staircase to first floor and double glazed sliding patio door to garden.



First Floor Landing

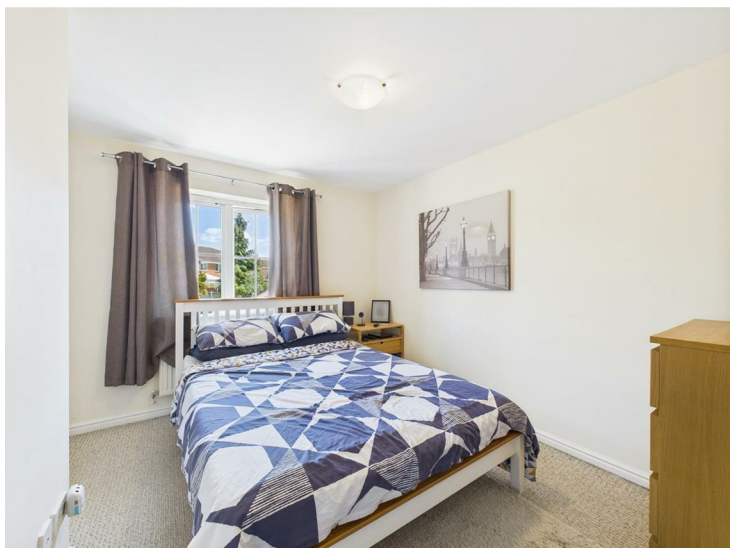
5'10" x 5'2" (1.78 x 1.58)

With central heating radiator.

Bedroom One

10'11" x 8'6" (3.34 x 2.60)

Having a central heating radiator, fitted wardrobe and double glazed window to rear.



Bedroom Two

13'6" x 6'5" (4.14 x 1.98)

With central heating radiator and double glazed window to front.



Shower Room

8'2" x 5'1" (2.51 x 1.57)

Appointed with a vanity unit with wash handbasin, low flush WC, shower cubicle, chrome towel radiator, recessed ceiling spotlighting and double glazed window to front.



Outside

To the rear of the property is a low maintenance garden featuring patio area, gravelled section ideal for potted plants, timber fencing on every boundary, high degree of privacy and rear pedestrian door into the attached garage.

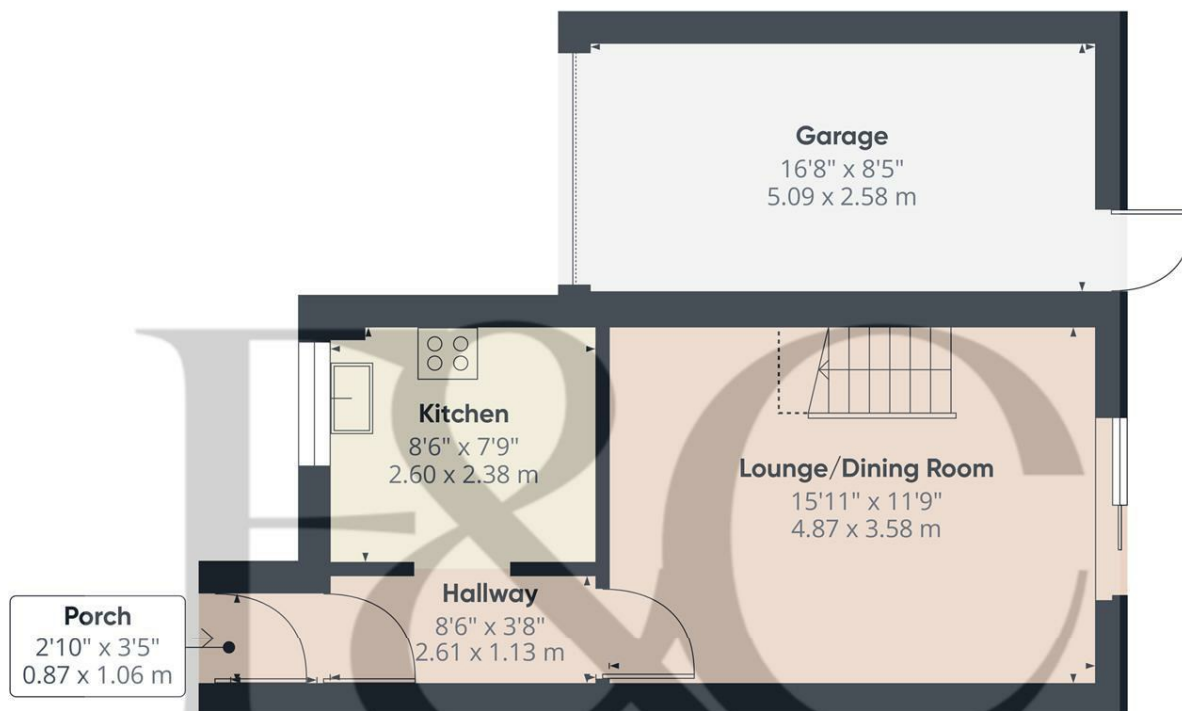


Garage

16'8" x 8'5" (5.09 x 2.58)

With up and over door to front, pedestrian door and driveway in front.

Council Tax Band B



Floor 0

Approximate total area[®]

445 ft²
41.3 m²

Reduced headroom

13 ft²
1.2 m²

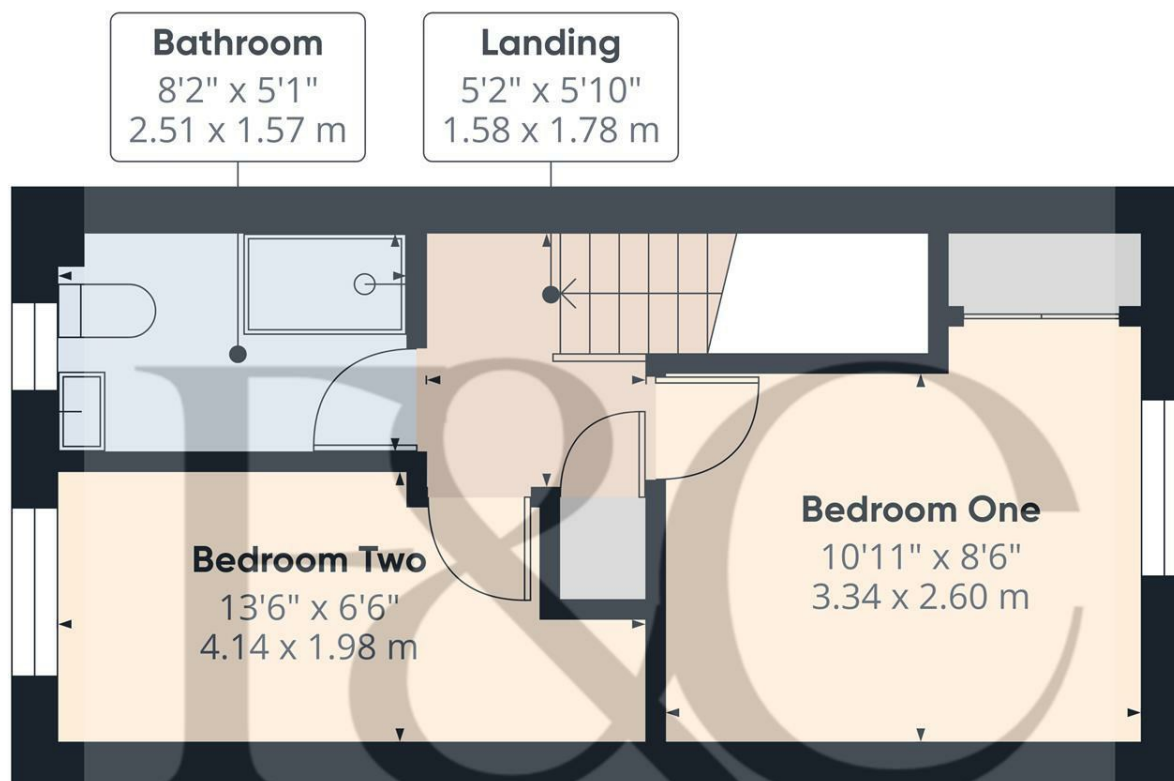
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area[®]

262 ft²
24.3 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(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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16 Tuphall Close
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Council Tax Band: B
Tenure: Freehold

