



Etruria Gardens, Derby DE1 3RL

welcome to

Etruria Gardens, Derby

This two bedroom, first floor flat is located within walking distance of Derby city centre in the popular area of Chester Green. With nearby road links including the A38 and A61 the property also benefits from nearby green spaces including the picturesque Darley Park.





Hall

Lounge

16' 9" at longest point x 9' 10" at widest point (5.11m at longest point x 3.00m at widest point)

Kitchen

8' x 8' 7" (2.44m x 2.62m)

Bedroom One

12' 2" x 8' 3" (3.71m x 2.51m)

Bedroom Two

8' 1" x 6' 9" (2.46m x 2.06m)

Bathroom

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Etruria Gardens, Derby

- First Floor Flat
- Two Bedrooms
- Off Road Parking
- Walking Distance To City Centre
- Popular Location

Tenure: Leasehold EPC Rating: C

£120,000

An ideal first home or rental opportunity, this two bedroom, first floor flat is located within walking distance of Derby city centre in the popular area of Chester Green. With nearby road links including the A38 and A61 the property also benefits from nearby green spaces including the picturesque Darley Park, Parker's Piece and Chester Green itself.

In brief the property comprises of two bedrooms, a large Lounge with room for a dining area, Kitchen with ample counter space and a Bathroom with a three piece suite and shower over the bath. Outside there is an allocated parking space providing off road parking.



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
DBY118415 - 0004



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