









welcome to

Stockbrook Road, Derby

Available as 50% shared ownership is this spacious and extended mid town house enjoying easy access to Derby City centre. The chain free accommodation on offer benefits from gas central heating and double glazing

Entrance Hall

having front entrance door with double glazed inset, stairs rising to first floor, laminate flooring, wall mounted consumer unit, radiator and opening leading into

Kitchen

12' 2" x 6' (3.71m x 1.83m)

having a matching range of floor and wall mounted units with rolled edge work surface over incorporating stainless steel sink and mixer tap, integral five ring gas hob with tiled splashback and extractor hood over, integral electric fan assisted oven, plumbing for a washing machine, space for a fridge, wall mounted gas central heating boiler, front elevation double glazed window, opening looking through to the lounge, tiled flooring and radiator;

Lounge

13' 8" x 12' 3" (4.17m x 3.73m)

having laminate flooring, radiator, storage cupboard and opening leading into

Dining Rom

11' 1" x 9' 6" (3.38m x 2.90m)

having rear elevation double glazed french door providing access to rear garden, laminate flooring, space for a dining table and radiator.

First Floor Landing

having storage cupboard, loft access hatch and doors leading into

Shower Room

7' 7" x 5' (2.31m x 1.52m)

having a matching white three piece suite comprising low level wc with push button flush, pedestal ash hand basin with mixer tap and tiled splashback and separate shower cubicle with shower over, tiled surround and sliding doors, front elevation double glazed window with tiled sill, tiled flooring and radiator.

Bedroom One

12' $3" \times 10' \cdot 10" \cdot (3.73m \times 3.30m)$ having front elevation double glazed window and radiator.

Bedroom Two

15' 2" x 5' 5" (4.62m x 1.65m)

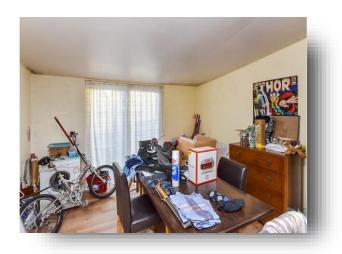
having front elevation double glazed window and radiator.

Outside

to the front of the property there is a low maintenance area incorporating gated pathway to front entrance door, gravelled borders and boundary fencing. To the rear of the property there is a low maintenance enclosed garden incorporating garden shed, gated access to parking area and boundary fencing. There is an allocated parking space for one car to the rear of the property.













welcome to

Stockbrook Road, Derby

- 50% SHARED OWNERSHIP
- TWO BEDROOMS
- ALLOCATED PARKING SPACE
- NO UPWARD CHAIN
- EASY ACCESS TO DERBY CITY CENTRE

Tenure: Leasehold EPC Rating: D

£45,000



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref: DBY112815 - 0009 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.





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