



24 South Street, Derby DE1 1DS Offers in excess of £150,000



Key Features

- Two Double Bedrooms
- End Terraced Property
- City Centre Location
- No Onward Chain





A two double bedroom end terraced property which benefits from GFCH & DG comprising: Living room, dining room and fully fitted kitchen. Leading to a ground floor WC. To the first floor there are two double bedrooms and bathroom with a three piece suite (corner bath) and separate shower cubicle. To the rear of the property there is an enclosed low maintenance rear courtyard

Front Reception 3.83m x 2.93m (12'7" x 9'7")

Entrance through the composite door. uPVC double glazed window to front elevation. Chimney breast with electric fire with granite effect surround and health. Central heating radiator. Door leading to rear reception and staircase to first floor

Rear Reception 3.83m x 3.09m (12'7" x 10'1")

Leading from the front reception and giving access to the staircase and first floor. uPVC double glazed window to rear elevation. Central heating radiator. Access to extended kitchen and cellar

Kitchen 2.30m x 2.51m (7'6" x 8'2")

Fitted kitchen with a range of wall and base units, with integrated oven, hob and extraction fan. Partially around wet area. Vinyl flooring, uPVC double-glazed window overlooking the side elevation.

Downstairs W/C

Leading from the kitchen. Low level wc with hand basin. uPVC double glazed obscured window to rear elevation

Bedroom One 3.83m x 2.93m (12'7" x 9'7")

Access via the staircase with an additional door leading to the landing, bathroom and second bedroom. uPVC double glazed window to front elevation. Central heating radiator

Bedroom Two 2.87m x 3.09m (9'5" x 10'1")

Access via the staircase with an additional door leading to the landing, bathroom and first bedroom. uPVC double glazed window to rear elevation. Central heating radiator

Bathroom 2.30m x 2.52m (7'6" x 8'4")

Access via the landing. With three piece suite (corner bath) with low level wc & basin. Separate enclosed shower cubicle. uPVC double glazed obscured window to rear elevation

External

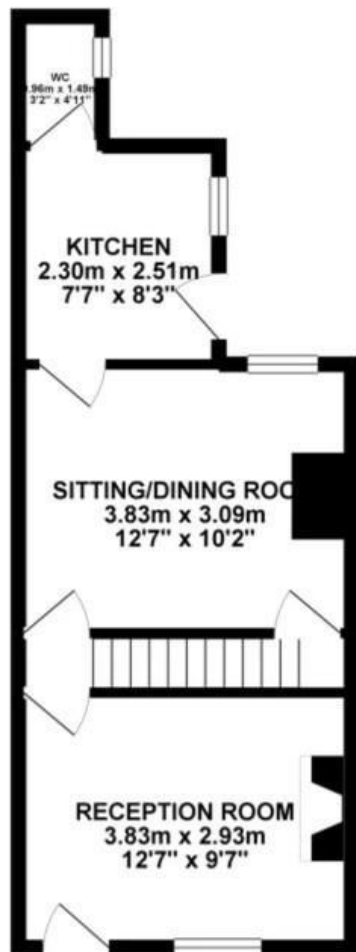
A low maintenance block paved rear courtyard with an established raised bed shrubbed area. Rear gate giving access via Ponsonby Terrace

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GROUND FLOOR 32.94 sq. m.
(354.56 sq. ft.)



1ST FLOOR 31.51 sq. m.
(339.18 sq. ft.)



TOTAL FLOOR AREA : 64.45 sq. m. (693.74 sq. ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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