



Camp Street, Chester Green, Derby

Offers in excess of £165,000



Key Features

- Sought After Location Of Chester Green
- Two Double Bedrooms
- Gas Central Heating
- Open Plan Ground Floor Living
- Low Maintenance Rear garden
- No Upward Chain





A well presented two double bedroom character mid-terraced property, located in the highly sought after Chester Green area of Derby. Within walking distance of Darley Park and the City Centre. The property would be ideally suited to the first time buyer, young professionals or investor.

The property benefits from a new roof completed April 2024

Lounge/Diner 3.30m x 8.36m (10'10" x 27'5")

Entrance through a wooden front door. Wooden sash windows to front and rear elevation. Chimney breast with recessed display fireplace to front aspect of room. Staircase central of room to first floor level. Access to the kitchen

Kitchen 1.84m x 3.53m (6'0" x 11'7")

Galley kitchen fitted with a range of wall, base and drawer units, roll edge laminated work surfaces. Integrated oven and hob, low level space with plumbing for a washing machine, built-in sink with chrome mixer tap. Wooden window to the side elevation and a wooden unit half glazed door to the side elevation which gives access to the rear garden.

Master Bedroom 3.39m x 3.53m (11'1" x 11'7")

Double master bedroom with original cast iron fireplace. Wooden sash window to the front elevation. Central heating radiator

Second Bedroom 2.38m x 3.30m (7'10" x 10'10")

Double second bedroom with fitted wardrobe. Wooden sash window to the rear elevation. Central heating radiator



Bathroom

Partially tiled with a white suite comprising of low flush w.c., pedestal wash hand basin, panel bath with shower over. Central heating radiator. Wooden sash window to side elevation

External

The rear garden has a paved area with a further low maintenance graveled area, with a brick built outbuilding. A side gate provides access to shared walkway between the neighboring property and the front of the building

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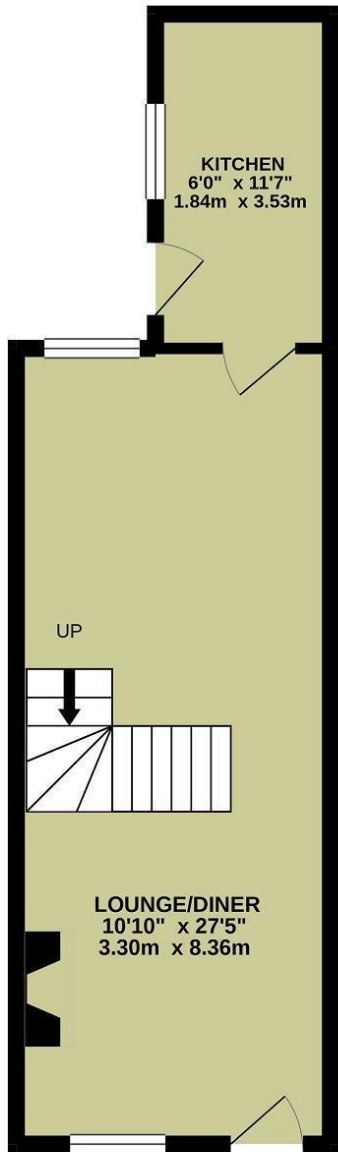
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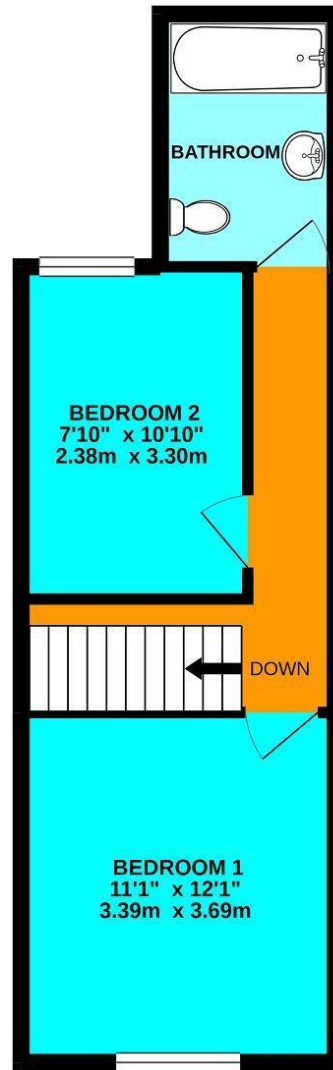
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GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.9 sq.m.) approx.

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