



84 Derby Road

Aston-On-Trent, Aston-On-Trent, DE72 2AF

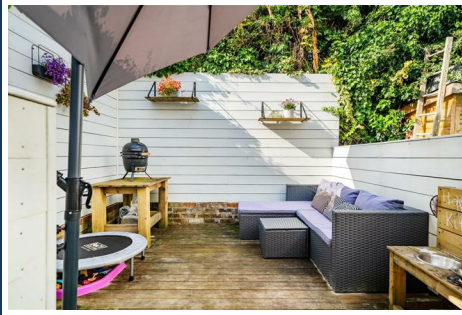
Offers In Excess Of £220,000



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ACCOMMODATION

GROUND FLOOR

SITTING ROOM

16'7" x 12'0" (5.05 x 3.66)

Accessed via a modern composite and double glazed entrance door. Leaded double glazed bow window to the front elevation, gas central heating radiator, open staircase rising to the first floor, beamed ceiling, exposed brick feature fireplace incorporating a cast iron log burning stove and laminate flooring.

DINING KITCHEN

11'10" x 9'6" (3.61 x 2.9)

Having a range of contemporary wall and base units with complementing work surface, single drainer sink unit with mixer tap over, facility for gas cooker, plumbing and space for a washing machine, integrated fridge and freezer, beamed ceiling, tiled floor and door opening to the rear elevation.

FIRST FLOOR

LANDING

With overstairs storage cupboard and access to the roof space.

BEDROOM ONE

11'2" x 10'5" (3.4 x 3.18)

With leaded double glazed window to the rear elevation, central heating radiator, bespoke fitted antique pine wardrobes.

BEDROOM TWO

11'2" x 10'5" (3.4 x 3.18)

With two leaded double glazed windows to the front elevation enjoying distant views towards the village church, two central heating radiators and shelving storage unit.

SHOWER ROOM

Having a suite in white of wash hand basin and WC. Walk in cubicle housing the Aqualisa electric shower. Chrome heated towel rail, wall splash backs, tiled floor and opaque window.

OUTSIDE FRONT

To the front elevation there is a lawn area with established borders, trees and shrubs.

OUTSIDE REAR

To the rear is a decked patio seating area for entertaining and a shared path which leads to a useful brick store.

. MONEY LAUNDERING REGULATIONS -

1. 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 will be 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.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services

and it is the buyers interests to check the working condition of any appliances.

6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Road Map



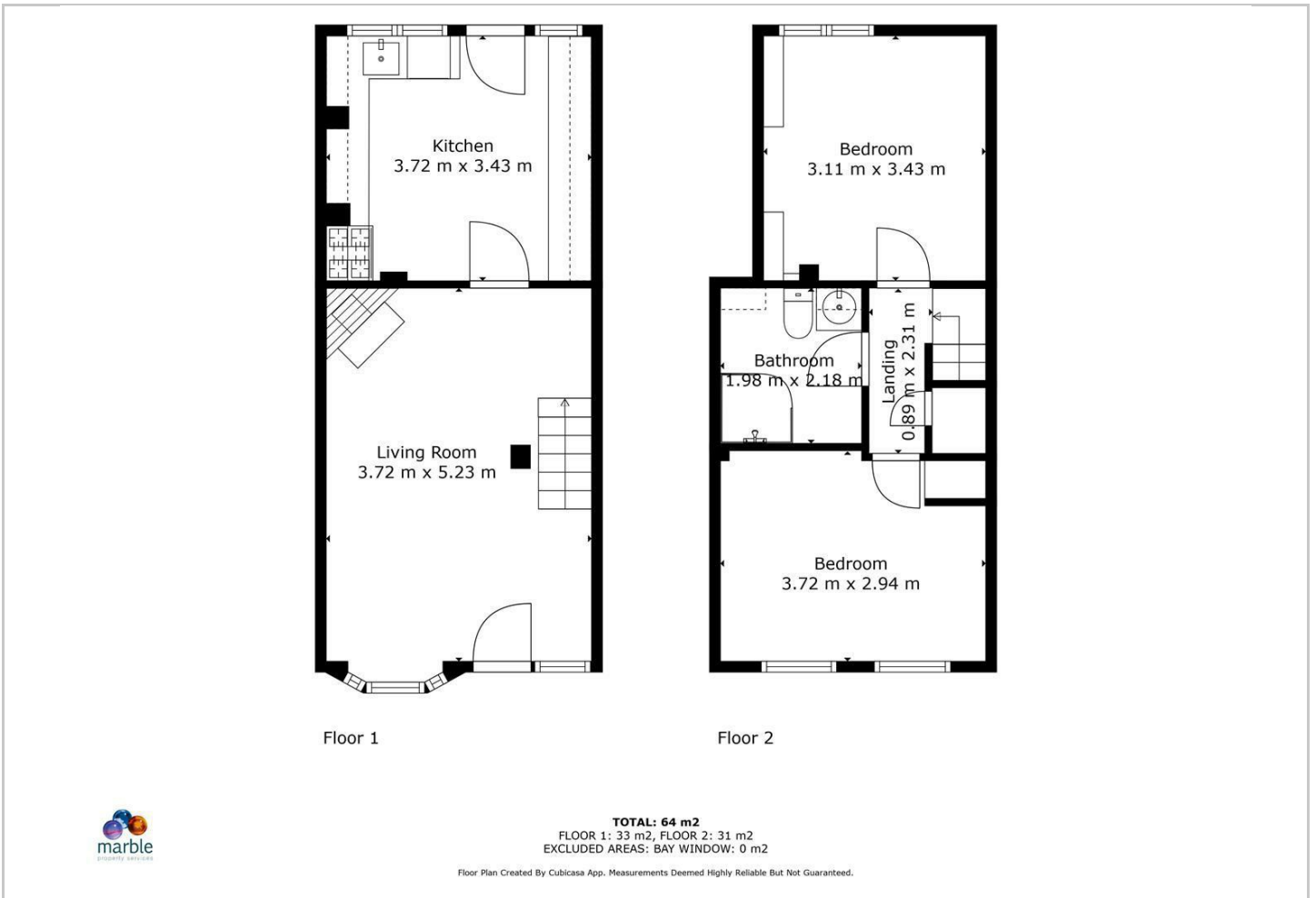
Hybrid Map



Terrain Map



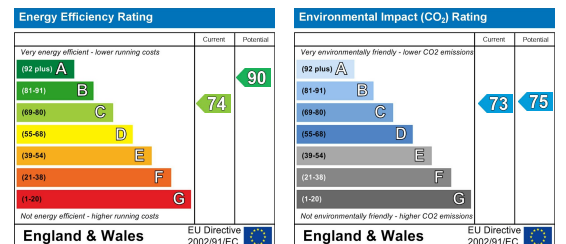
Floor Plan



Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.