

# Fletcher & Company

11 Crown Street, Duffield, Belper, DE56 4EY

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Price £205,000

Freehold

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- End-Terraced Property
- Ecclesbourne School Catchment Area
- Requires Upgrading - Excellent Potential
- Lounge
- Separate Dining Room
- Fitted Kitchen
- Two First Floor Bedrooms & Shower Room
- Rear Garden
- Easy Access to an Excellent Range of Amenities in Duffield Village
- A Short Walk To Shops, Bus/Train Services & Restaurants





## Summary

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Two bedroom end-terrace property requiring modernisation, occupying a prime location close to the heart of Duffield Village centre.

This is a well positioned two bedroom end-terrace located close to the heart of Duffield Village centre. The property features a lounge, dining room, kitchen, two first floor bedrooms and a shower room.

To the rear of the property is an enclosed garden.

# F&C

## The Location

The property is a short walk from the village centre which offers a good range of amenities including a selection of shops, a regular bus service, squash/tennis club, golf course, two primary schools and the noted Ecclesbourne Secondary School.

## Accommodation

### Ground Floor

#### Lounge

12'2" x 11'6" (3.71 x 3.52)

uPVC double glazed entrance door provides access into the lounge with chimney breast, useful storage cupboard, decorative coving to ceiling, ceiling rose, double glazed window to the front and panelled and glazed door to the inner lobby.



#### Inner Lobby

With under-stairs storage cupboard and open access into the dining room.

#### Dining Room

12'1" x 12'0" (3.70 x 3.67)

With decorative coving, storage cupboard and drawers to chimney breast recess, double glazed window to the rear, staircase leading to the first floor and door to the kitchen.



#### Kitchen

8'8" x 5'8" (2.66 x 1.75)

With rolled edged worktops and tiled surrounds, inset sink unit, fitted base cupboards and drawers with complementary wall mounted cupboards, appliance space suitable for a freestanding cooker, fridge and slimline dishwasher, electric heater and double glazed window to the side with matching door opening onto the garden.

### First Floor

#### Landing

Small landing with doors to two bedrooms.

### Bedroom One

12'1" x 11'11" (3.70 x 3.65)

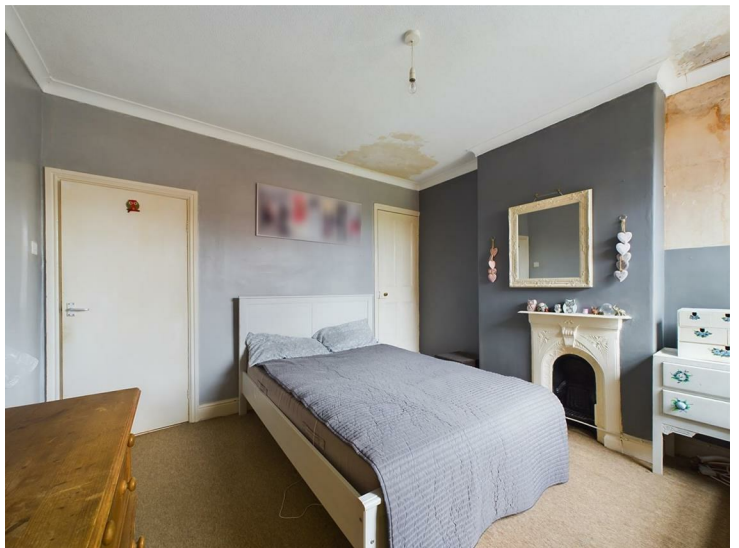
With feature cast iron fire surround, decorative coving, storage cupboard and double glazed window to the front.



### Bedroom Two

11'11" x 11'4" (3.64 x 3.46)

Again, with feature cast iron fire surround, over-stairs storage, decorative coving, double glazed window to the rear and door to the shower room.



### Shower Room

8'10" x 6'0" (2.70 x 1.83)

With low flush WC, pedestal wash handbasin, shower cubicle, electric heater and double glazed window to the rear.



### Outside

To the front of the property is a small low maintenance garden and shared access. To the rear is an enclosed garden.

Council Tax Band B - Amber Valley



Approximate total area<sup>(1)</sup>  
332.87 ft<sup>2</sup>  
30.92 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Floor 0



Approximate total area<sup>(1)</sup>  
327.68 ft<sup>2</sup>  
30.44 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Floor 1



Duffield Office

Duffield House  
Town Street  
Duffield  
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duffield@fletcherandcompany.co.uk

Derby Office

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Millennium Way  
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Derby  
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Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	