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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Wright Street Codnor DE5 9RQ , DE5 9RQ £150,000



### **FEATURES:**

- DETACHED PROPERTY
- TWO DOUBLE BEDROOMS
- IN NEED OF MODERNISATION
- GOOD SIZED GARDEN WITH OUTBUILDINGS
- TWO RECEPTION ROOMS
- NO UPWARD CHAIN
- GARAGE AND DRIVEWAY
- SOUGHT AFTER LOCATION IN CODNOR
- IDEAL FOR THE INVESTOR
- UPVC DOUBLE GLAZED

**COUNCIL TAX BAND: B EPC RATING: TBC**

**Entrance Hallway**  
stairs rising to the first flooring,  
door to lounge.

**Lounge**  
3.55 m x 3.36 m (11'8" x 11'0")  
UPVC window to front, fireplace,  
radiator, door to kitchen.

**Kitchen**  
4.14 m x 1.86 m (13'7" x 6'1")  
UPVC window to rear, base and  
wall units with work surface, sink  
unit, part tiled walls, gas cooker,  
vinyl flooring, door to dining room.

**Dining Room**  
3.45 m x 2.61 m (11'4" x 8'7")  
UPVC window to rear, radiator,  
door to utility.

**Utility Room**  
2.83 m x 1.37 m (9'3" x 4'6")  
Door to rear, sink, part tiled walls,  
radiator.

**First floor landing**  
Doors to bedrooms and bathroom.

**Bedroom One**  
3.55 m x 2.78 m (11'8" x 9'1")  
UPVC window to front, radiator,  
storage cupboard, over stairs  
storage.

**Bedroom Two**  
3.60 m x 2.86 m (11'10" x 9'5")  
UPVC window to front, radiator,  
storage cupboard housing the  
boiler.

**Bathroom**  
UPVC windows to rear, four piece  
suite, panelled bath, shower  
cubicle, WC and pedestal hand  
wash, radiator, tiled walls.

**Outside**  
To the front is a driveway providing  
off street parking and leading to a  
single garage.  
To the rear of the property is a good  
sized garden with outbuildings,  
with WC, garden shed. and being  
enclosed.



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