

2 Bed House - Semi-Detached

Price £169,500

 Drewry Lane, Derby, DE22 3QW



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Delightful period cottage situated in this private withdrawn location on Drewry Lane, offering ideal first time buyer or investor accommodation for HMO (Subject to consents). This character home benefits from gas central heating together with UPVC double glazing. In brief; entrance hall, sitting room, separate dining room, sizeable kitchen, ground floor shower room. On the first floor a landing leads to two double bedrooms (one bedroom having shower room en-suite). Outside, the property is located behind a private walled and fenced boundary with mature gardens. SOLD WITH IMMEDIATE POSSESSION AND NO UPWARD CHAIN. The property is sold freehold. Council tax band A. Energy rating D. The property is accessed by car from the end of Camden Street, or on foot from Peet Street and enjoys a quiet and unique location.

Reception Hall

Having UPVC double glazed entrance door and staircase to first floor.

Sitting Room 11'1" x 10'8" (3.38m x 3.25m)



Having feature open fireplace together with a fitted wood burning stove, picture rail, coved ceiling and centre ceiling rose. radiator and UPVC double glazed window.



Dining Room 11'2" x 10'11" (3.40m x 3.33m)



Having feature fireplace having with living flame gas fire, wall light points, picture rail, double radiator, understairs storage cupboard and UPVC double glazed window.



Inner Hallway to

Kitchen 11'11" x 7'5" (3.63m x 2.26m)



Having a range of shaker style fitted wall, base and drawer units, integrated four burner gas hob with matching electric fan assisted over, canopy extractor hood with downlighter, tiled splashbacks with laminated working surfaces. Space and plumbing for automatic washing machine. radiator, UPVC double glazed window with adjacent UPVC double glazed door to garden.

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**Bedroom One 11'4" x 10'11"
(3.45m x 3.33m)**



Shower Room



With built in storage cupboard (Housing the wall mounted combination gas boiler), radiator and UPVC double glazed window. Door to shower room en-suite.

Shower Room En-suite



Bedroom Two 11'10" x 10'8"

(3.61m x 3.25m)



Having a low flush Wc, wash hand basin and wet area with shower, tiled walls with resin floor, radiator and Velux double glazed sky light.



Having three piece suite comprising; low flush Wc, pedestal wash hand basin, recessed tiled shower cubicle with electric shower. Built in storage cupboard, radiator and UPVC double glazed windows.



First Floor Landing

With radiator.



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Outside



Sizeable fully enclosed garden enclosed by brick walling together with close panelled fencing, neatly laid out and laid to lawn with gravelled area having secure gated access, external water point. Potential for off road parking (Subject to local authority planning consents).



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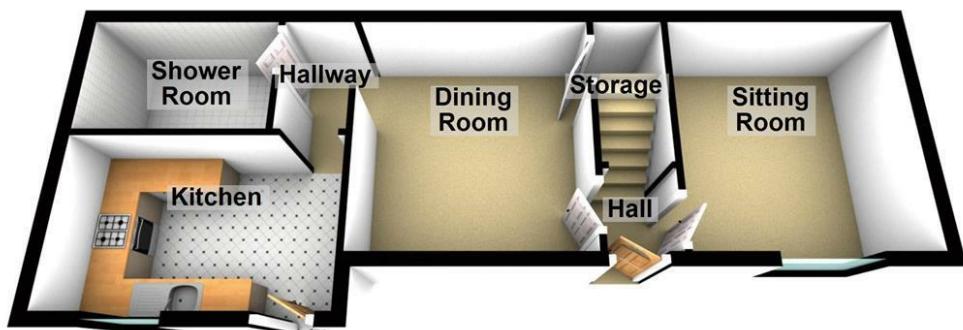


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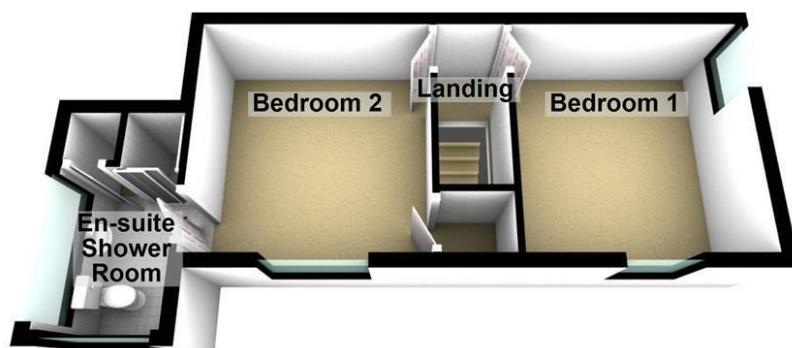
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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(70-79)	C		67
(55-59)	D		
(39-54)	E		
(21-38)	F		
Very energy inefficient - higher running costs			
	G		

England & Wales EU Directive 2002/91/EC

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