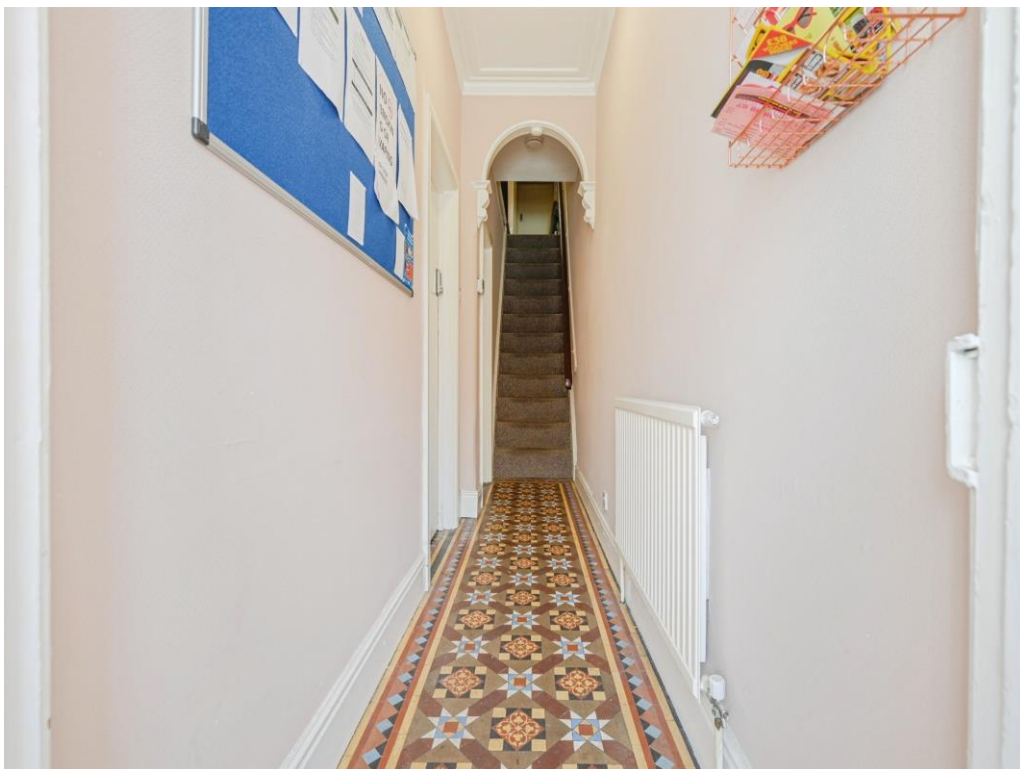




Etwall Street
Derby



Property Description

A traditional mid terrace property previously let as a five bedroom HMO but would also make an excellent family home in a popular location close to Derby City, Derby University Campuses and the Royal Derby Hospital. The accommodation comprises a entrance hallway with attractive Minton Tiled flooring, front reception room/ground floor bedroom, separate lounge, good size fitted kitchen/breakfast room, utility area, ground floor wc and wet room. To the first floor can be found four further good size bedrooms and two modern wet rooms. Outside to the rear is an enclosed garden area. The property is well placed for easy access to the City Centre and the Friar Gate area while also having good access to the Royal Derby Hospital, University and local road links. The property is to be sold with no onward chain and an internal viewing comes highly advised.

Entrance Hallway

With entrance door to the front, Minton Tile flooring, period archway, stairs to the first floor.

Lounge / Ground Floor Bedroom

12' x 13' 2" (3.66m x 4.01m)
Having double glazed window to the front, radiator and laminate flooring.

Dining Room

12' 4" x 12' 11" (3.76m x 3.94m)
Double glazed window to the rear, radiator and ceiling coving.

Kitchen / Dining Room

12' 9" x 10' 1" (3.89m x 3.07m)
Fitted with modern wall and base units, work surfaces wit inset sink and drainer, space for range cooker, stainless steel cooker hood, vertical radiator, plumbing for dishwasher, space for fridge/freezer, breakfast bar, double glazed window to the side and door to cellar.

Utility Room

With door to garden, plumbing for washing machine, wall mounted boiler and radiator.

Wet Room

With shower and double glazed window.

W.C.

Fitted with modern low level wc and wash hand basin, radiator.

First Floor Landing

Doors to bedrooms, wet rooms and radiator.

Bedroom Two

9' 10" x 9' 10" (3.00m x 3.00m)
Double glazed window and radiator.

Bedroom Three

7' 2" x 13' (2.18m x 3.96m)
Double glazed window to front and radiator.

Bedroom Four

13' 1" x 8' 1" (3.99m x 2.46m)
Double glazed window and radiator.

Bedroom Five

7' 8" x 9' 11" (2.34m x 3.02m)
Double glazed window and radiator.

Wet Room One

Fitted with shower, low level wc and wash hand basin.

Wet Room Two

Fitted with shower, low level wc and wash hand basin.

Outside

To the rear is a enclosed garden area with

side access.

Cellar

Accessed via a door from the kitchen and spanning the footprint of the front rooms





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref: DER214520 - 0005

Tenure:Freehold EPC Rating: D Council Tax Band: A

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