

2 Bed House - Semi-Detached

£180,000

 Springfield Road, Etwall, Derby, DE65 6JZ



www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co**
EST. 2012
MY PAD GROUP

2 Bed House - Semi-Detached

£180,000

 Springfield Road, Etwall, Derby, DE65 6JZ

Competitively priced for early completion. Occupying a mature plot in this highly regarded locality is this two bedroom semi detached property requiring a certain amount of upgrading and offering immense potential for further extension (Subject to local authority planning consent). Gas central heating and UPVC double glazing. In brief; reception hall, kitchen, lounge / dining room, conservatory. On the first floor a landing leads to two bedrooms and shower room. Outside is a three car block paved forecourt and established sizeable rear garden. The property is sold freehold. Council tax band B. Energy rating.

Reception Hall

Having opaque double glazed entrance door with adjacent window, radiator and staircase to first floor.

Kitchen 12'3" x 9'5" (3.75 x 2.89)



Having a range of cupboards, stainless steel sink unit with side drainer, hot and cold taps, space and plumbing for automatic washing machine, radiator, UPVC double glazed window and timber and opaque glazed door to conservatory.

Lounge/Dining Room 18'6" x 11'8" reducing to 9'0" (5.65 x 3.56 reducing to 2.75)



Having television connection point, radiator, UPVC double glazed window and double glazed sliding patio doors to rear.

Conservatory/Lean To 11'6" x 7'6" (3.52 x 2.30)

Having UPVC double glazed windows with two doors to side and rear aspects.

Utility/Workshop 9'11" x 5'10" (3.04 x 1.79)

Having UPVC opaque double glazed window.

First Floor Landing

With access to roof space.

Bedroom One 15'8" x 9'3" maximum (4.80 x 2.82 maximum)



Having radiator and two UPVC double glazed windows.

Bedroom Two 10'7" x 8'11" (3.23 x 2.72)



Having built in storage, wardrobes, radiator and UPVC double glazed window.

2 Bed House - Semi-Detached

£180,000

📍 Springfield Road, Etwall, Derby, DE65 6JZ

Shower Room



Having three piece suite with wet area, UPVC double glazed window.

Outside



To the front is a block paved fore court giving car standing space for three cars, with the rear garden laid to a shaped lawn with shrubbed borders.

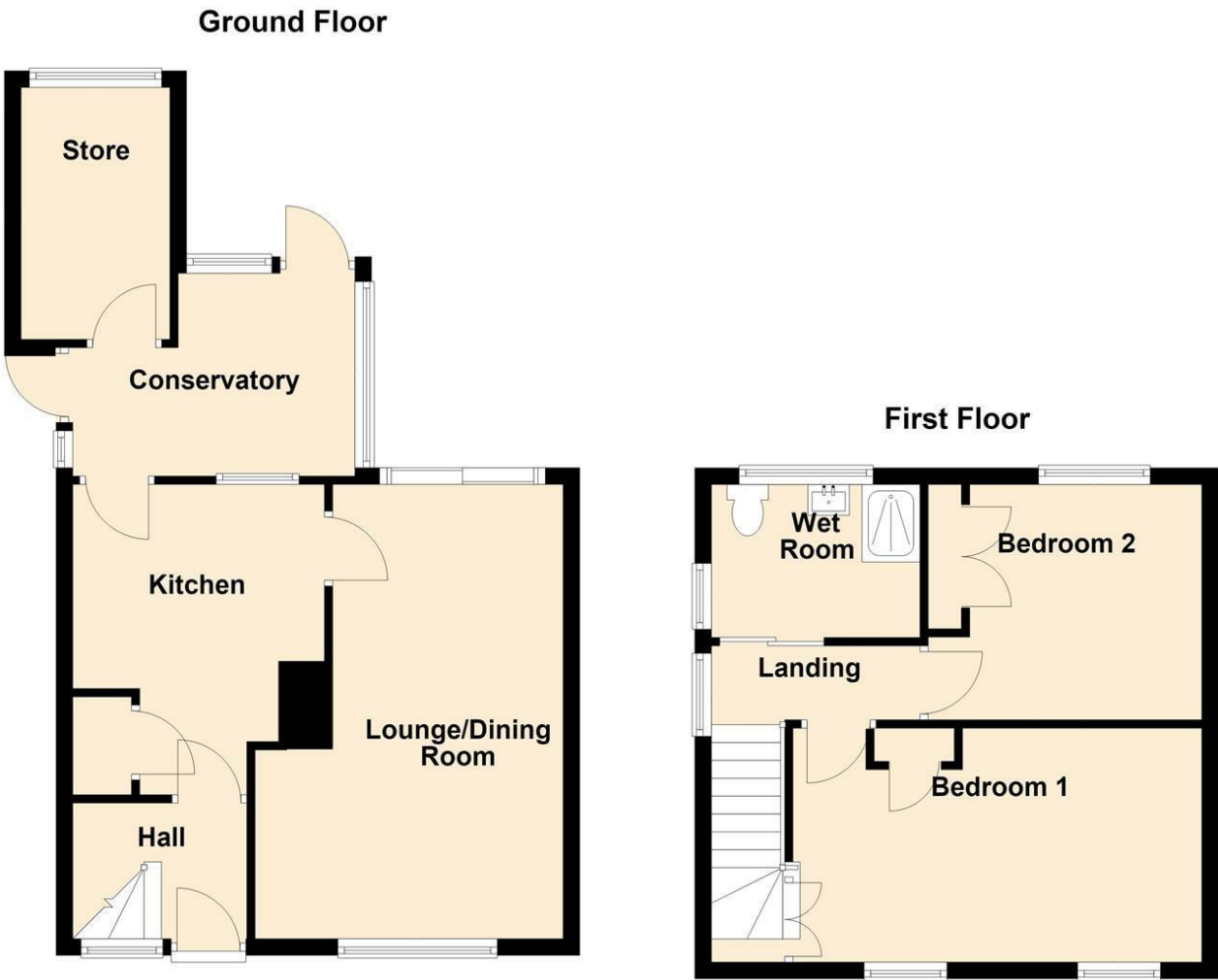
www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co.**
EST. 2012
MY PAD GROUP

2 Bed House - Semi-Detached

£180,000

Springfield Road, Etwall, Derby, DE65 6JZ



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(35-45) A			
(31-35) B			
(26-30) C			
(21-25) D			
(16-20) E			
(11-15) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	