

2 Bed House - Semi-Detached

Price £194,950

📍 Weston Road, Aston-On-Trent, Derby, DE72 2AS



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

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

2 Bed House - Semi-Detached

£194,950

📍 Weston Road, Aston-On-Trent, Derby, DE72 2AS

Take the video tour of this quite superb period cottage retaining many original features, having been lovingly upgraded and restored to provide a home of immense charm and character coupled with all of the trappings of modern living. This delightful house, ideal for the first time buyer, is located within one of Derby's highly sought after suburbs and is sited on a mature plot with well tended 'secret garden' having fruit trees, flower beds and brick outbuildings. The property is sold freehold. Council tax band B. Energy rating D.

Charming Sitting Room 13'9" x 12'4" (4.19m x 3.76m)



Having feature open red brick fire on a raised quarry tiled hearth, original revealed beamed ceilings, Tv and media connection points, woodgrain effect laminate floor, radiator, composite entrance door, thumb latch doors to both kitchen and stairs.



Well Equipped Kitchen 12'5" x 9'10" (3.8 x 3.0)



Having a range of 'Shaker style' soft close fitted wall, base and drawer units with laminate working surfaces. The kitchen boasts a range of quality integrated appliances with both space for washing machine and fridge freezer. UPVC double glazed window and 'stable style' door to garden.



First Floor Landing



With access to roof space.

Principal Bedroom 12'6" x 11'1" (3.81m x 3.38m)



Having radiator and UPVC double glazed window.

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

Phillips & Co
EST. 2012
MY PAD GROUP

2 Bed House - Semi-Detached

£194,950

Weston Road, Aston-On-Trent, Derby, DE72 2AS



Second Bedroom 7'6" x 6'10"
(2.3 x 2.1)



Having radiator and UPVC double glazed window.

Shower Room



Having white two piece suite with full height storage cupboard.

Separate WC



Having white two piece suite.

Outside



A pathway from the property leads to a delightful 'secret garden' boasting a range of fruit trees, lawn, shrubs and outbuildings.



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

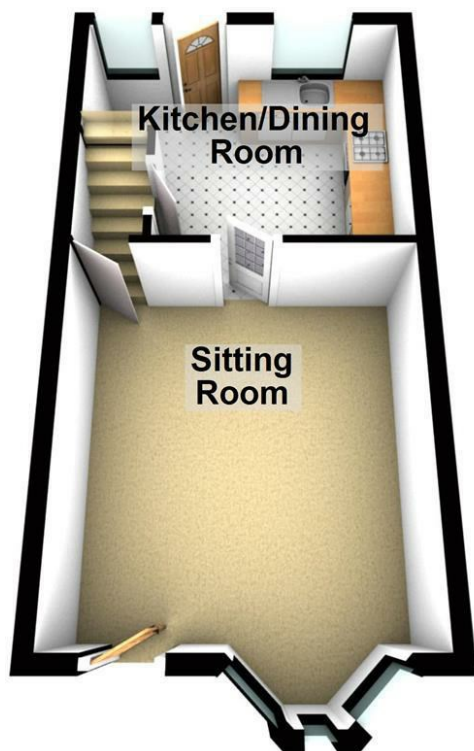
**Phillips
& Co.**
EST. 2012
MY PAD GROUP

2 Bed House - Semi-Detached

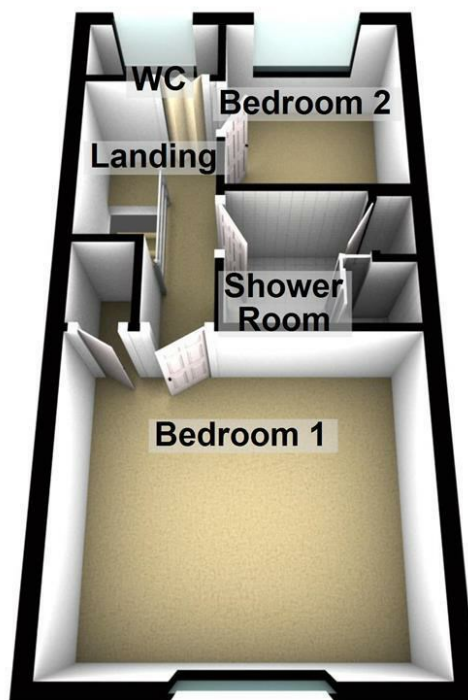
£194,950

Weston Road, Aston-On-Trent, Derby, DE72 2AS

Ground Floor



First Floor



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			
(32-35) A			
(27-31) B			
(22-26) C			
(15-21) D			
(9-14) E			
(2-8) F			
(1-3) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

