

2 Bed House - Mid Terrace

Price £185,000

 Rymill Drive, Oakwood, Derby, DE21 2UW



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BY PAD GROUP

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A smart and stylish high specification home occupying a sizeable well tended plot and situated in this highly popular locality. A full inspection will reveal a well cared for tastefully appointed property briefly comprising; reception hall, guests cloakroom / Wc, well equipped kitchen with integrated appliances, charming lounge / dining room. To the first floor a landing leads to two bedrooms and bathroom with white suite. Outside is a two car forecourt with delightful low maintenance rear garden. The property is sold freehold. Council tax band B. Energy rating (currently being re rated).

Canopied Storm Porch

To-

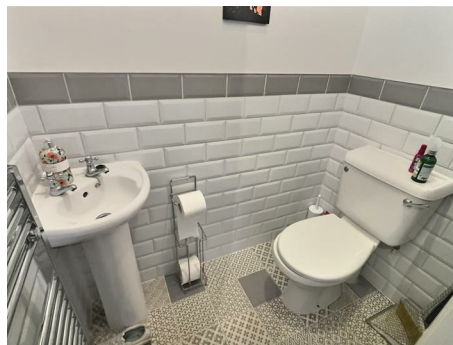
Reception Hall



Having composite and opaque double glazed entrance door, oak effect vinyl floor, radiator and staircase to first floor.



Guests Cloak Room/WC



Having modern white two piece suite with part tiled walls, chrome heated towel rail and UPVC opaque double glazed window to front aspect.

Refitted Kitchen 10'4" x 5'10" (3.16 x 1.79)



Having a range of high gloss, soft close wall and base cupboards with feature wooden working surfaces, inset black glass four ring ceramic hob with electric fan assisted oven

and grill, space and plumbing for automatic washing machine and fridge freezer, under cupboard pelmet down lighting, complimentary ceramic tiled splash backs with contrasting vinyl floor and UPVC double glazed oriel bay window to front aspect.



Lounge/Dining Room 13'3" x 12'11" (4.05 x 3.95)



Having a wooden effect vinyl floor, television

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and media connection points, understairs storage cupboard, two radiators, UPVC double glazed window and UPVC double glazed French doors giving views and access over the low maintenance landscaped rear garden.



First Floor Landing

With access to roof space (having pull down loft ladder).

Bedroom One 12'4" x 12'5" maximum (3.78 x 3.79 maximum)



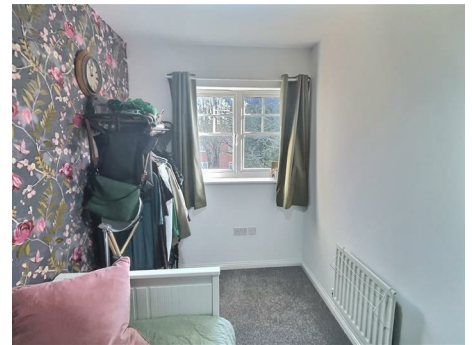
Having a built in wardrobe, bulb head storage cupboard, radiator and UPVC double glazed window to front aspect.



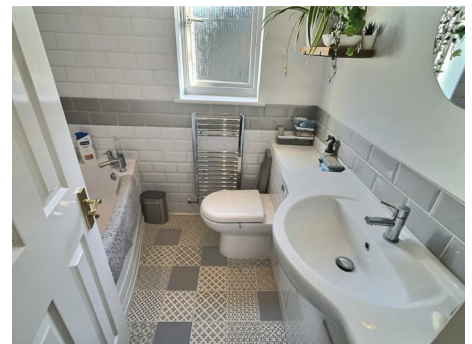
Bedroom Two 11'4" x 6'2" (3.46 x 1.90)



Having a radiator and UPVC double glazed window to rear aspect.



Refitted Bathroom



Having modern contemporary white three piece suite with mains fed shower over bath, complimentary ceramic part tiled walls with contrasting floor, chrome heated towel rail and UPVC opaque double glazed window to rear aspect.

Outside



The property occupies a sizeable, well tended mature landscaped plot at this popular residential address. To the front is a tarmac two car fore court with open plan

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lawned fore garden. The rear garden is professionally landscaped, enclosed by close panelled fencing, laid to an artificial lawn with Cotswold style patio area and pathway, shrubbed borders and timber potting shed.



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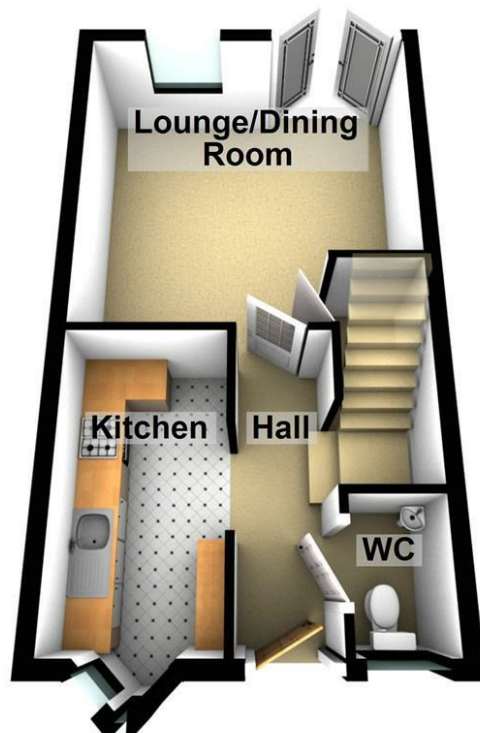
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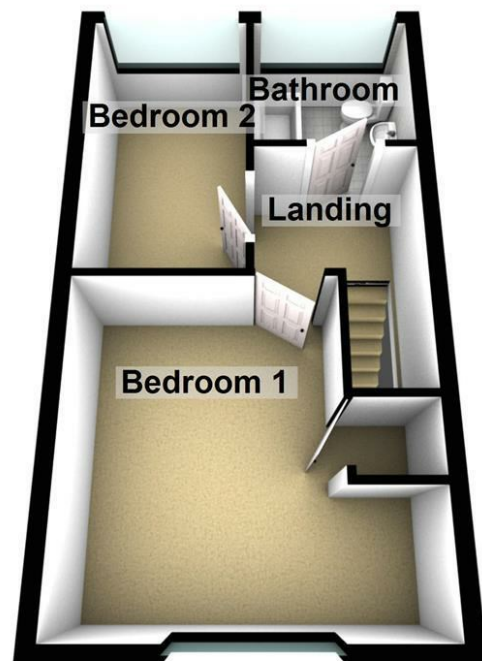
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Ground Floor



First Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		