



Ponsonby Terrace, City Centre, Derby



2



1



1

Offers in excess of £160,000

- 2 Bedrooms
- End Terraced
- Off Road Parking
- Private Rear Garden
- Modern Kitchen & Bathroom
- No Onward Chain
- Vacant Possession
- Close to Local Amenities
- Freehold
- EPC rating C



This well-presented two-bedroom end-terrace home offers comfortable and practical accommodation, ideal for first-time buyers, downsizers or buy-to-let investors.

The property is entered via a welcoming entrance hallway with staircase rising to the first floor. To the ground floor is a bright and spacious living room, providing a pleasant everyday living space with plenty of natural light. To the rear is a modern fitted kitchen, offering a good range of wall and base units, integrated appliances and space for freestanding white goods, with a rear door giving access to the garden.

To the first floor are two bedrooms, comprising a generous double bedroom and a further single bedroom, ideal as a guest room, home office or nursery. The accommodation is completed by a modern family bathroom, fitted with a white suite including bath with shower over, wash hand basin and WC, finished with contemporary tiling and a heated towel rail. Externally, the property benefits from a private enclosed rear garden, offering a low-maintenance outdoor space with patio seating and secure gated access. As an end-terrace,



the property also enjoys additional privacy and side access. The property further benefits from an allocated parking space.

Ponsonby Terrace is conveniently located for local amenities, schools and transport links, with Derby city centre easily accessible, making this an excellent and practical home in a popular residential location.

Entrance Hall

Accessed via the front door, with staircase rising to the first floor and doors leading into the ground floor accommodation.

Lounge

A bright and welcoming reception room positioned to the front of the property, offering a comfortable living space with plenty of natural light and room for sofas and additional furniture.

Kitchen

Located to the rear of the property, the modern fitted kitchen offers a good range of wall and base units, worktop space and room for freestanding appliances. A rear door provides direct access to the garden.

First Floor Landing

With doors leading to both bedrooms and the bathroom.

Bedroom One

A generous double bedroom offering ample space for a double bed and bedroom furniture.

Bedroom Two

A well-proportioned second bedroom, ideal as a single bedroom, home office, nursery or guest room.

Bathroom

Fitted with a modern white suite comprising bath with shower over, wash hand basin and WC, finished with contemporary tiling and a heated towel rail.

Outside

To the rear is a private enclosed garden, designed for low maintenance and offering space for outdoor seating. As an end-terrace, the property benefits from additional privacy and side access.

Parking

The property further benefits from an allocated parking space, ideal for modern day living.

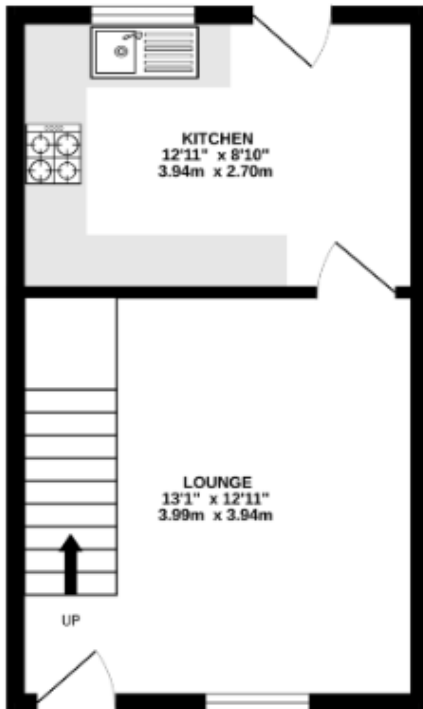
Disclaimer

In line with AML regulations, Northwood (Derbyshire) Ltd must verify all purchasers' identities. The cost is £35 + VAT (£42 inc. VAT) per person, payable to our verification partner before a sale can be agreed. These particulars are issued in good faith but do not form part of any offer or contract. Details should be independently verified. Measurements are approximate, and services or appliances have not been tested. Buyers should make their own enquiries or surveys. Please contact us for clarification if travelling some distance to view.

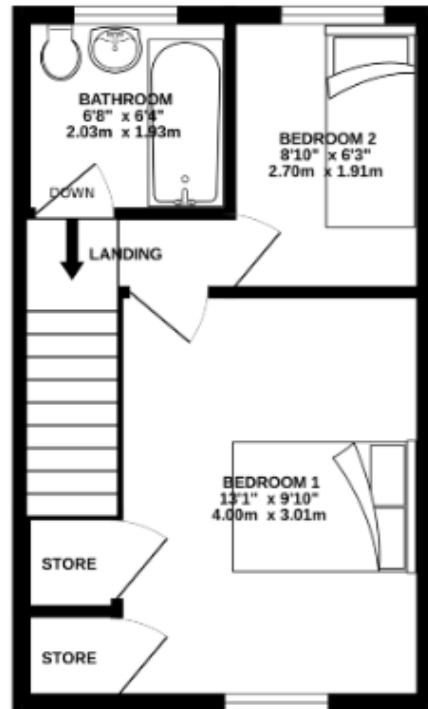




GROUND FLOOR
284 sq.ft. (26.4 sq.m.) approx.



1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 568 sq.ft. (52.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

