



Moor Street
Spondon Derby



Property Description

Hall and Benson are delighted to present this two bedroom detached character property in Spondon. A well presented and refurbished cottage located right by the local amenities.

The property features on the ground floor: an entrance porch, kitchen, lounge and downstairs bathroom. The first floor landing leads to a master bedroom and a second bedroom.

The property occupies a low maintenance garden to the side and drive for 2 vehicles.

Entrance Porch

Accessed via composite door to the front leading into the porch with UPVC double glazed window to the side and door into the entrance hallway.

Hallway

Having doors off to:-

Kitchen

9' 9" x 8' 8" (2.97m x 2.64m)

Having a range of modern wall and base units with work surfaces over, inset sink with mixer tap, a radiator, UPVC double glazed window to the rear elevation and composite door to the side elevation.

Lounge

12' 9" x 11' 6" (3.89m x 3.51m)

Being recently refurbished space with UPVC window to the rear and front elevations, a radiator and carpet flooring.

Bedroom One

13' 1" x 12' 3" (3.99m x 3.73m)

Having UPVC double glazed window to the front elevation, feature brick fireplace, a radiator and carpet flooring.

Bedroom Two

12' 8" x 7' 5" (3.86m x 2.26m)

Having UPVC double glazed window to the front and side elevations, a radiator and carpet flooring.

Shower Room

Modern suite comprising of shower cubicle, low level W.C and wash hand basin.

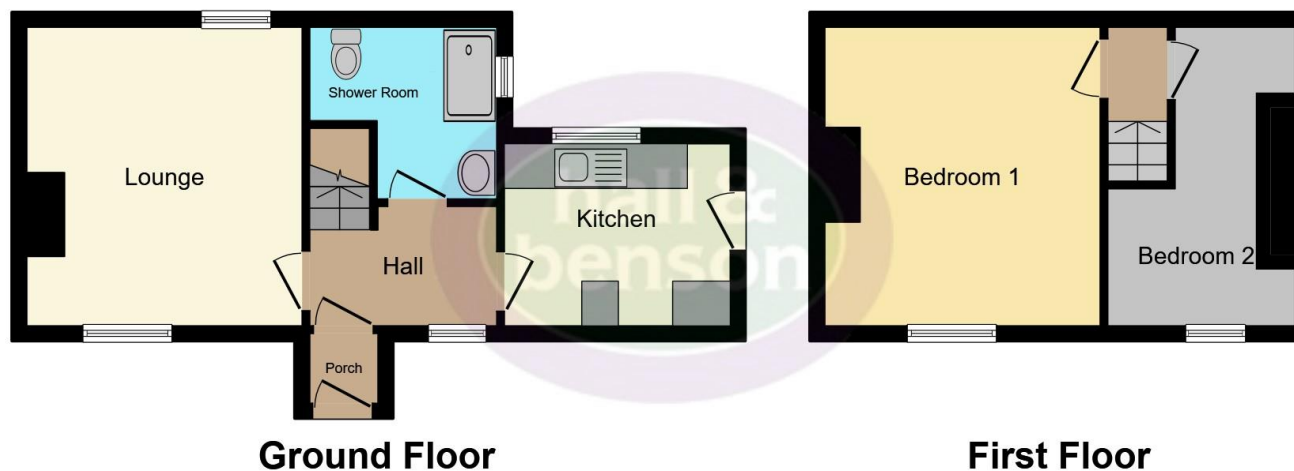
Outside

Externally is a small yard to the side and rear with gated access to the driveway providing parking for two vehicles.









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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EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

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