Fletcher & Company

39 Pacific Way, Derby, DE24 1AA

Offers Around £260,000

Freehold

- Fine Three Storey End Townhouse
- Highly Convenient Location
- Entrance Hall & Fitted Guest Cloakroom
- Dining Kitchen & Dining Room/Bedroom
- First Floor Lounge & Bedroom
- Second Floor Principal Bedroom with En-Suite Shower Room, Further Bedroom & Bathroom
- Enclosed Rear Garden
- Driveway & Garage (Attached to Rear of Property)
- Close to Derby City Centre & Train Station
- Viewing Recommended - CHAIN FREE

Summary

NO CHAIN
An impressive and spacious, three storey, end townhouse forming part of an attractive row of terrace properties in a highly convenient location on Pride Park in Derby.

The double glazed and gas central heated accommodation comprises entrance hall, fitted guest cloakroom, open plan dining kitchen to rear with French doors to garden and ground floor dining room/bedroom four. On the first floor a semi-galleried landing leads to a spacious living room as well as bedroom three/office. The second floor features a landing which leads to the principal bedroom with en-suite shower room plus further bedroom and bathroom.

To the rear of the property is a private, enclosed garden with patio, lawn and rear pedestrian gate to the garage and driveway. This plot benefits from a side door into the garage.

The Location

This highly convenient location on Pride Park gives easy access to the Wyvern retail park, a selection of restaurants, gym, train station, bus station and a full range of amenities in Derby City centre. Transport links are easily accessible as well as major employers in the area.

Accommodation

Ground Floor

Entrance Hall

16'4" x 3'5" (4.98 x 1.05)

A panelled entrance door provides access to hallway with central heating radiator, featured tile floor and staircase to first floor with understairs storage cupboard.

Fitted Guest Cloakroom

5'8" x 3'1" (1.75 x 0.95)

Appointed with a low flush WC, pedestal wash handbasin with tiled surrounds, central heating radiator, tile floor and double glazed window to side.

Dining Kitchen

17'10" x 10'4" (5.45 x 3.17)

Running the full width of the property and featuring granite effect worktops with tiled surround, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, gas hob with extractor hood over and built-in oven beneath, appliance based suitable for fridge freezer, washing machine and dishwasher, central heating radiator, tile floor, double glazed window and French doors to garden.

Dining Room/Bedroom Four

14'1" x 7'6" (4.31 x 2.31)

With central heating radiator, featured tile floor and double glazed window to front.

First Floor Landing

13'7" x 7'1" (4.15 x 2.17)

A spacious, semi-galleried landing with staircase to second floor, central heating radiator and double glazed window to front overlooking the attractive communal gardens.

Lounge

17'7" x 10'11" (5.38 x 3.33)

Having a central heating radiator, double glazed window and French door to rear with Juliet balcony.

Bedroom Three

14'0" x 8'1" (4.27 x 2.48)

Currently used as an office with central heating radiator and double glazed window to front with pleasant open outlook.

Second Floor Landing
6'7" x 3'8" (2.01 x 1.13)
Having a double glazed window to side.

Bedroom One
11'1" x 10'2" (3.39 x 3.10)
With central heating radiator, fitted wardrobe and double glazed window to rear.

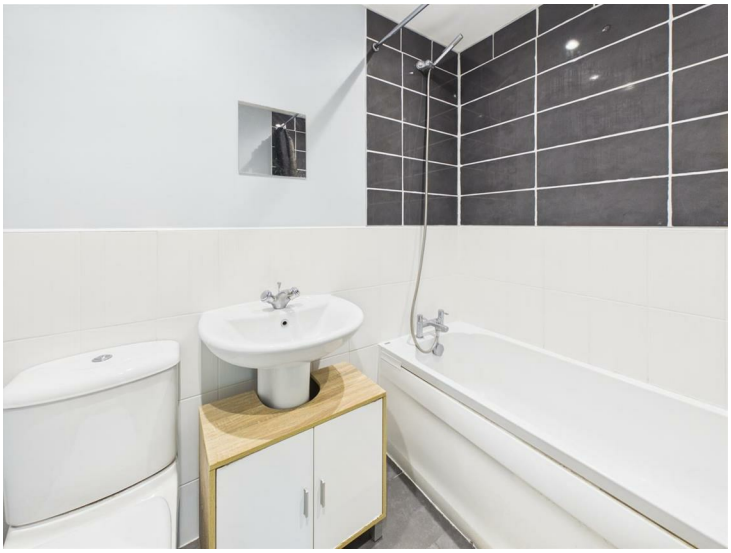
En-Suite Shower Room
7'4" x 4'3" (2.25 x 1.31)
Appointed with a low flush WC, pedestal wash handbasin, tired surrounds, double shower cubicle, central heating radiator and double glazed window to rear.

Bedroom Two
12'2" x 9'8" (3.72 x 2.97)
With central heating radiator, over stairs storage cupboard and two double glazed windows to front.

Bathroom

7'2" x 5'6" (2.20 x 1.69)

Partly tiled and appointed with a low flush WC, pedestal wash handbasin, panelled bath with shower attachment and central heating radiator.



Outside

The property is set back behind attractive wrought iron railings incorporating a hedge and side garden. To the rear of the property is a good sized private, enclosed garden bound by timber fencing and brick walling. There is a lower level patio with sleeper edged borders and steps lead up to a lawn with further borders containing plants, shrubs and an interesting Japanese pear tree. There is a rear pedestrian gate to the garage.

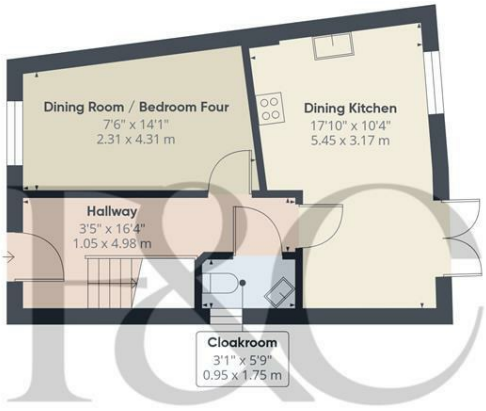
Garage

Having a door to the side leading directly into the garden and driveway in front, with space for two/three vehicles.

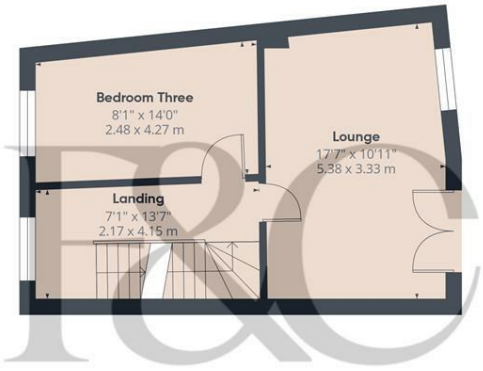
Council Tax Band C

Estate Management Fees

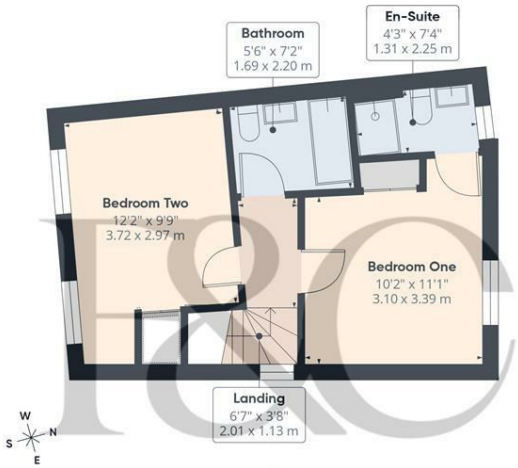
Please note, we have been informed by the vendor that there is an annual estate service charge of less than £100. Should you proceed with the purchase of this property this must be verified by your solicitor.



Floor 0



Floor 1



Floor 2

Approximate total area(1)

1120 ft²

103.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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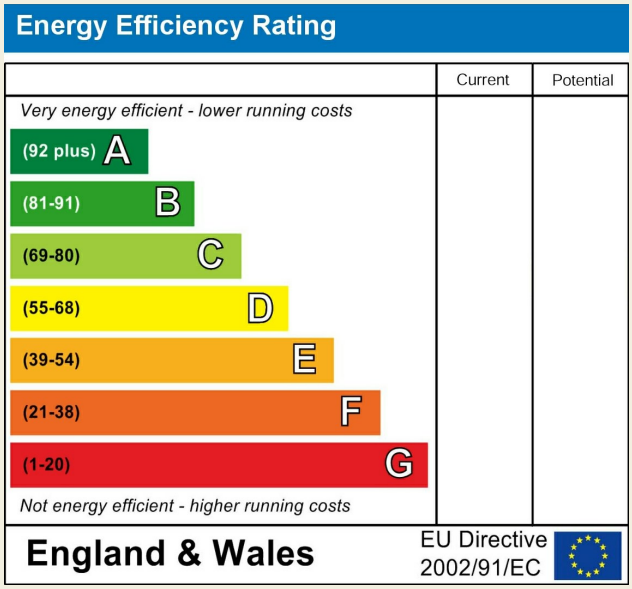

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Council Tax Band: C
Tenure: Freehold