



Sun Street
Derby



Property Description

Hall and Benson are pleased to bring to market this three bedroom large terraced property, conveniently located close to the Royal Derby Hospital in Derby.

The accommodation in brief comprises, lounge, dining room, kitchen/bathroom, two first floor double bedrooms and third bedroom. To the rear of the property is an enclosed garden. The property is well located close to all major amenities such as the Royal Derby Hospital, the University of Derby and Derby City Centre. Viewing is highly recommended to appreciate what this property has to offer.

Living Room

11' 4" 3.47m x 3.72m x 12' 2" (3.45m 3.47m x 3.72m x 3.71m)

Having a radiator, UPVC double glazed window to the front with blinds.

Dining Room

11' 4" 3.47m- 3.77m x 12' 4" (3.45m 3.47m- 3.77m x 3.76m)

Having a radiator, stairs to the first floor, open access to the kitchen and UPVC double glazed window to the rear.

Kitchen

6' 7" 2.04m x 2.82m x 9' 3" (2.01m 2.04m x 2.82m x 2.82m)

Having a range of wall and base units with work surfaces over, integrated electric oven with gas hob and extractor over, inset sink,

door to the rear garden and UPVC double glazed window to the side.

Bathroom

Having low level W.C, wash hand basin, bath with shower head attachment, a radiator and UPVC double glazed window to the rear.

Bedroom One

11' 4" 3.47m x 3.77m x 12' 2" (3.45m 3.47m x 3.77m x 3.71m)

Having a radiator and UPVC double glazed window to the front with fitted blinds.

Bedroom Two

11' 4" 3.47m x 3.77m x 12' 4" (3.45m 3.47m x 3.77m x 3.76m)

Having a radiator and UPVC double glazed.

Bedroom Three

6' 8" 2.08m x 2.82m x 9' 3" (2.03m 2.08m x 2.82m x 2.82m)

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

Outside Front

On street parking

Outside Rear

To the rear of the property is a private garden.









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

To view this property please contact Hall & Benson on

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EPC Rating: D Council Tax
 Band: A

view this property online hallandbenson.co.uk/Property/ATR102472

Tenure: Freehold



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