

# Fletcher & Company

58 Collingham Gardens, Derby, Derbyshire, DE22 4FQ

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Offers Around £149,950

Freehold

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- Excellent Potential
- Entrance Hall
- Spacious Lounge
- Breakfast Kitchen
- Conservatory
- Two First Floor Bedrooms
- Bathroom
- Gardens to Side & Rear
- Potential Off-Road Parking
- Easy Access to Transport Links







## Summary

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This is a two bedroom, semi-detached residence occupying a popular location in Mackworth requiring general upgrading and modernisation. The property is sold with the benefit of no upper chain.

The property comprises entrance hall, lounge, breakfast kitchen, conservatory, two first floor bedrooms and bathroom.

There is a small garden to the rear and a further garden to the side with potential for off-road parking. The property also has an outbuilding.

# F&C

## The Location

Mackworth is a popular residential location with a nearby parade of shops, primary school, regular bus service in Derby City centre, ease of access to Markeaton Park and to all major transport links.

## Accommodation

### Ground Floor

#### Entrance Hall

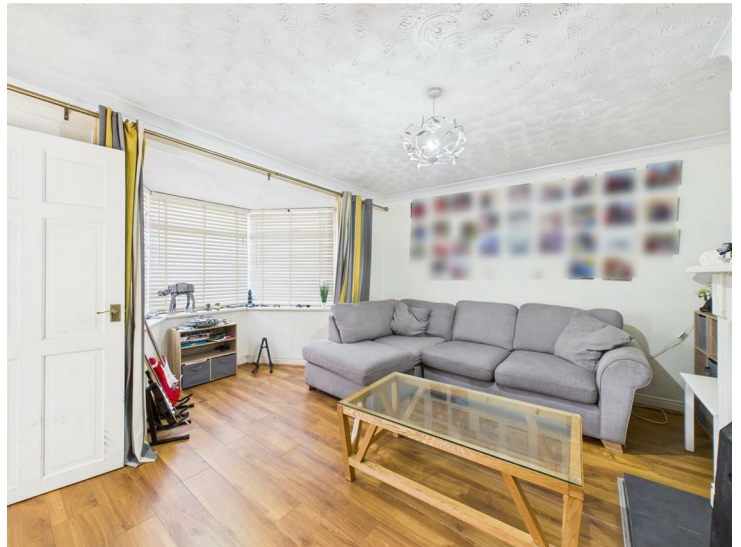
4'10" x 3'7" (1.48 x 1.11)

An entrance door provides access to hall with central heating radiator and staircase to first floor.

#### Lounge

14'1" x 12'9" (4.30 x 3.90)

Having a feature chimney breast with decorative surround and fire, central heating radiator, decorative coving and window to front.





### **Kitchen**

17'8" x 9'5" (5.41 x 2.88)

Comprising granite effect worktops with tiled surrounds, inset sink unit, appliances (not tested), fitted base cupboards, complementary wall mounted cupboards, central heating radiator, door to side and double glazed door to conservatory.



### **Conservatory**

9'3" x 9'2" (2.82 x 2.80)

A UPVC double glazed construction with double glazed French doors to garden.



### **First Floor Landing**

6'0" x 5'4" (1.83 x 1.65)

### **Bedroom One**

14'7" x 9'8" (4.46 x 2.96)

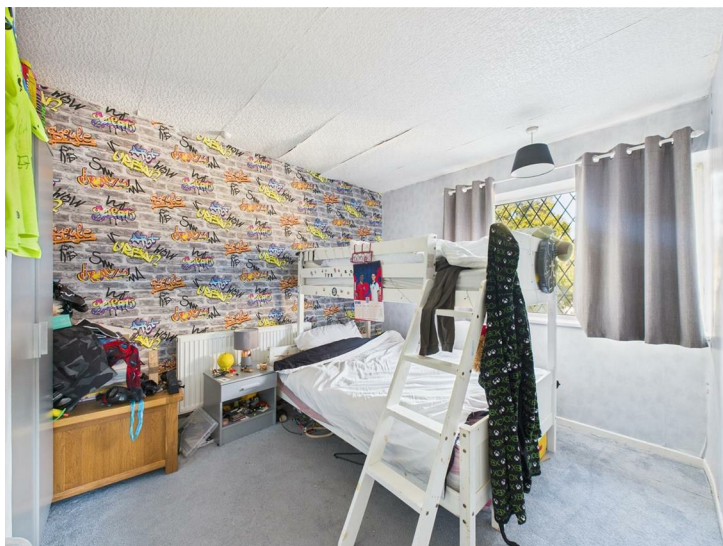
With central heating radiator, decorative coving and window to front.



### Bedroom Two

11'3" x 9'5" (3.45 x 2.88)

Having a central heating radiator and window to rear.



### Bathroom

8'0" x 5'4" (2.46 x 1.63)

Appointed with a low flush WC, pedestal wash handbasin, bath, chrome towel radiator and window to rear.



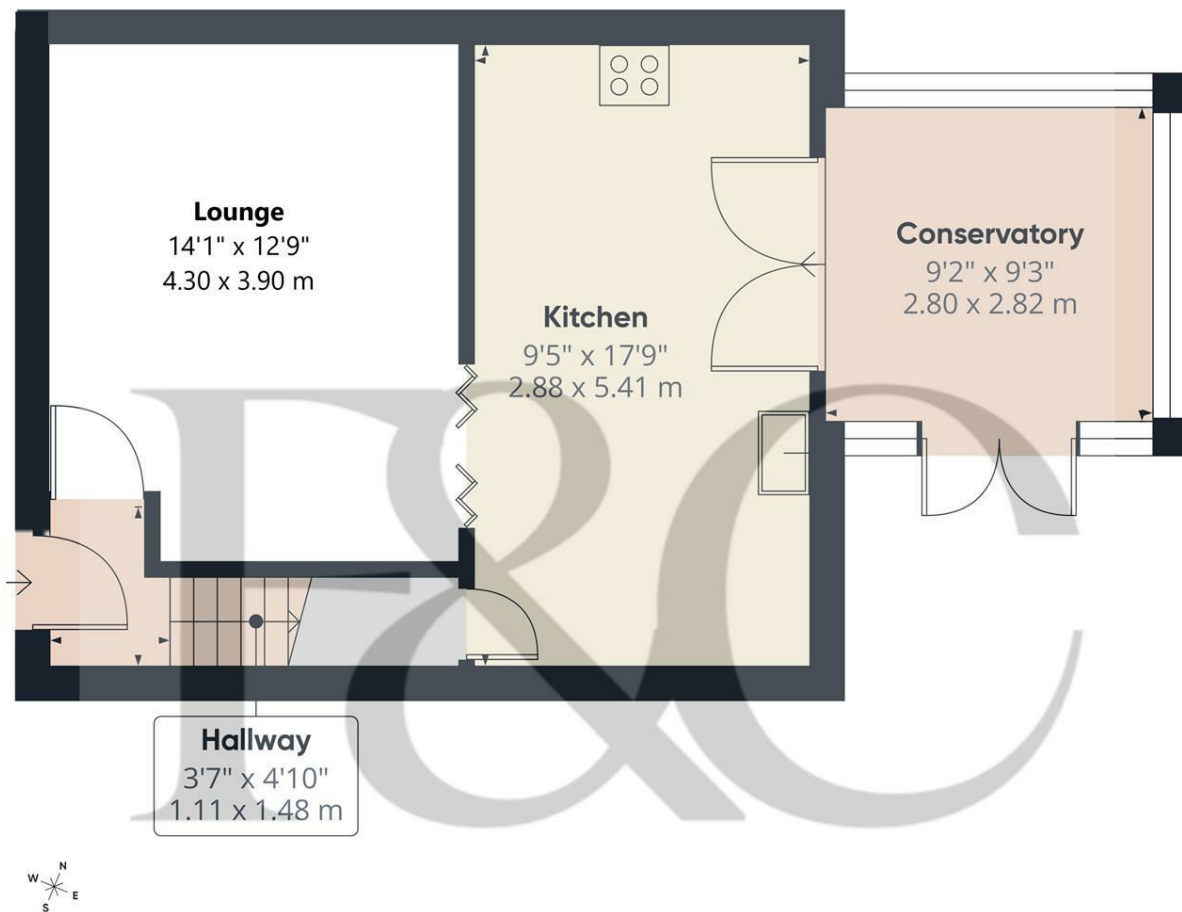
### Outside

To the rear of the property is a small garden. To the side of the property is a low maintenance, hard standing area potentially providing off-road parking or further section of garden.



Council Tax Band A





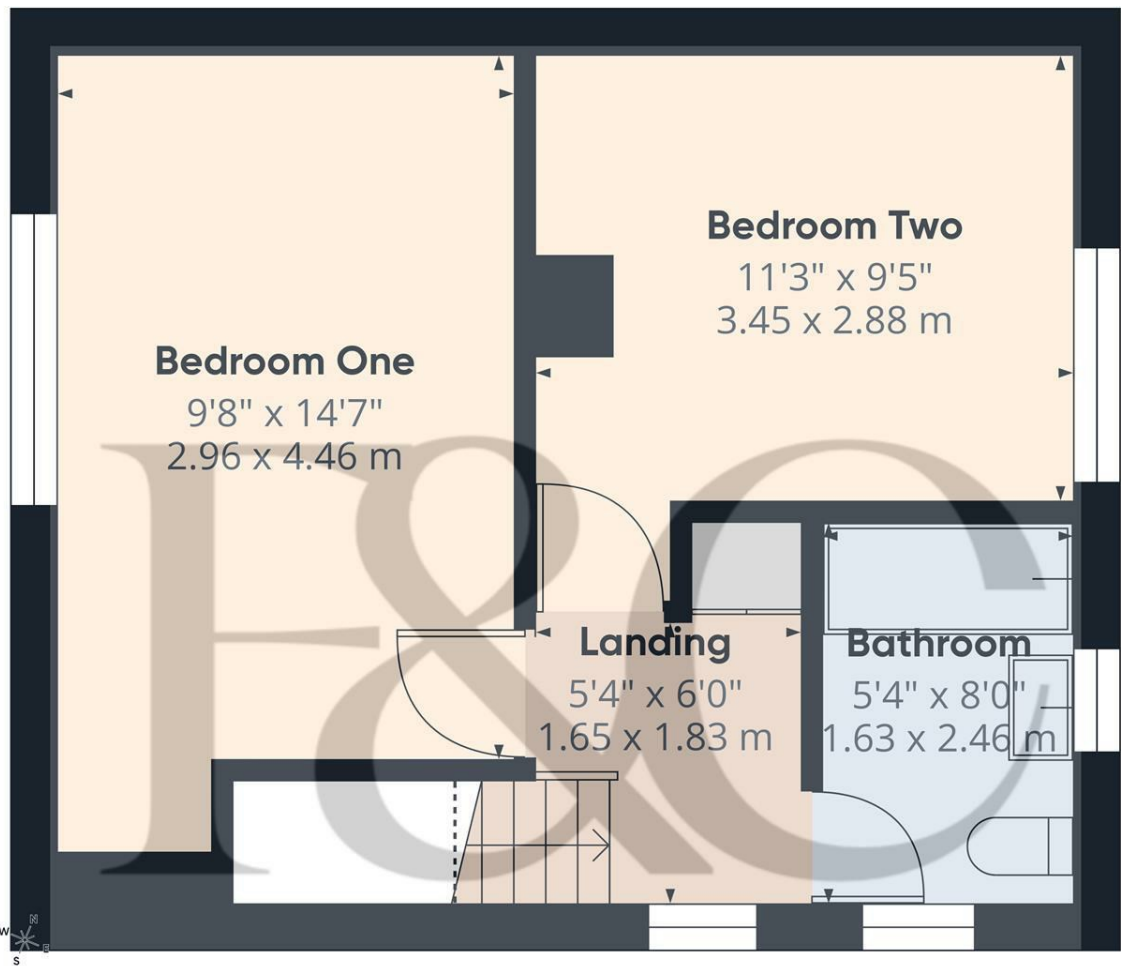
Floor 0

Approximate total area<sup>®</sup>  
292 ft<sup>2</sup>  
27.1 m<sup>2</sup>

(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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Floor 1

Approximate total area<sup>®</sup>  
336 ft<sup>2</sup>  
31.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Duffield Office

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58 Collingham Gardens  
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DE22 4FQ

Council Tax Band: A  
Tenure: Freehold

