

# Fletcher & Company

46 Statham Street, Derby, DE22 1HQ

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Offers Around £320,000

Freehold

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- No Upward Chain
- Double Glazed & Gas Central Heated
- Entrance Hall & Cellar
- Two Reception Rooms
- Breakfast Kitchen
- Three First Floor Bedrooms
- Bathroom
- Enclosed Rear Garden
- Popular Residential Location
- Currently Used House of Multiple Occupancy





## Summary

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This is a three bedroom, Victorian mid-terrace occupying popular location in the six streets area of Derby off Kedleston Road. The property is sold with the benefit of no upward chain but does require cosmetic improvements/modernisation in parts. It benefits from gas central heating, double glazing, entrance hall, cellar, two reception rooms and breakfast kitchen. The first floor offers a semi-galleried landing leading to three good sized bedrooms and bathroom. To the rear of the property, is an enclosed, walled garden. On road parking.

Please Note: The property has recently been granted a certificate of lawful use or development allowing it to be used for a house in multiple occupation, Use Class C4.

# F&C

## **The Location**

The property's location is a short distance to Derby City centre, along Kedleston Road which itself offers a good range of amenities including shop, post office, barbers and real ale pub. There is easy access to Markeaton Park and Derby University. The property is close to a full range of amenities in the city centre. Also withing easy access are excellent transport links.

## **Accommodation**

### **Ground Floor**

#### **Porch**

A panelled entrance door with glazed fan lights over provides access to porch with ???floor, cove cornice and panelled and glazed door to the hallway.

#### **Entrance Hall**

With central heating radiator, staircase to first floor, cove cornice, feature archway and door to useful cellar.

#### **Lounge**

Comprising feature fire surround, central heating radiator and double glazed cant bay window to front.



#### **Dining Room**

Comprising feature fire surround, central heating radiator, cove cornice and double glazed French doors to garden.

### **Breakfast Kitchen**

Featuring L-Shaped quartz worktop with matching upstands, inset stainless steel sink unit with mixer tap, gloss finish base cupboards and drawers, complementary wall mounted cupboards, four plate gas hob with extractor hood over and built-in over beneath, appliance space suitable for fridge/freezer and washing machine, central heating radiator, wall mounted gas fire boiler, double glazed windows to side and rear and door to garden.



### **First Floor Accommodation**

Featuring a semi-galleried landing, storage cupboard and access to loft space.

### **Bedroom One**

Featuring a cast iron fire surround, central heating radiator and two double glazed windows to front.



### **Bedroom Two**

Featuring a cast iron fire surround, central heating radiator and double glazed window to rear.



### **Bedroom Three**

With central heating radiator and double glazed window to rear.



### **Bathroom**

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath with shower attachment, towel rail/radiator and double glazed window to side.



## Outside

The property benefits from a shared alleyway leading to paving at the side. To the rear of the property is an enclosed garden bound by a wall, featuring lawn which has overgrown and an outhouse.



**Council Tax Band C**



Floor 0

Approximate total area<sup>(1)</sup>

577 ft<sup>2</sup>  
53.7 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>(1)</sup>

540 ft<sup>2</sup>  
50.2 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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Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
willington@fletcherandcompany.co.uk

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Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	