

Fletcher & Company

13 St. Pancras Way, Derby, DE1 3TH

Offers Around £189,950

Freehold



- Ideal First Time Buy or Buy to Let Investment
- Popular Location
- Double Width Driveway
- Low Maintenance Rear garden
- Open Plan Living Space to Ground Floor
- Two Bedrooms & Bathroom to First Floor
- Delightful Walks on Neighbouring Green & Darley Park
- Easy Access to Derby City Centre
- Close to Excellent Amenities
- Low Maintenance Living





Summary

A well-presented, two bedroom, modern, midtown house occupying a popular residential location in desirable Chester Green.

The property would suit a first time buyer or buy to let investor looking for an easy to maintain property in a convenient position. The property features a spacious open plan living space to the ground floor with quality fitted kitchen and lounge/dining area. The first floor landing leads to two bedrooms on the bathroom.

To the rear of the property is a low maintenance garden featuring patio, artificial lawn, timber fencing and rear gated access. To the front of the property is a double width driveway providing off-road parking.

F&C

The Location

Chester Green Is a popular location due to the attractive open green with children's play area. Neighbouring Darley Park offers some fabulous walks along the banks of the river Derwent. There are restaurants and bars at Darley Abbey Mills and easy access into Derby City centre with a full range of amenities. The property is also within easy reach of the bus and train station.

Accommodation

Ground Floor

Open Plan Living Space

24'1" x 11'11" (7.36 x 3.64)

An entrance door provides access to fabulous open plan space comprising:

Hallway

With central heating radiator and staircase to first floor.

Kitchen Area

Comprising woodblock effect preparation surfaces with tiled surrounds, breakfast bar, inset four plate gas hob with built-in oven beneath and extractor hood over, appliance space suitable for washing machine, built-in fridge and double glazed window to front.



Lounge/Dining Area

Having a stylish floor to ceiling central heating radiator, wood effect flooring and double glazed French doors to garden.



First Floor Landing

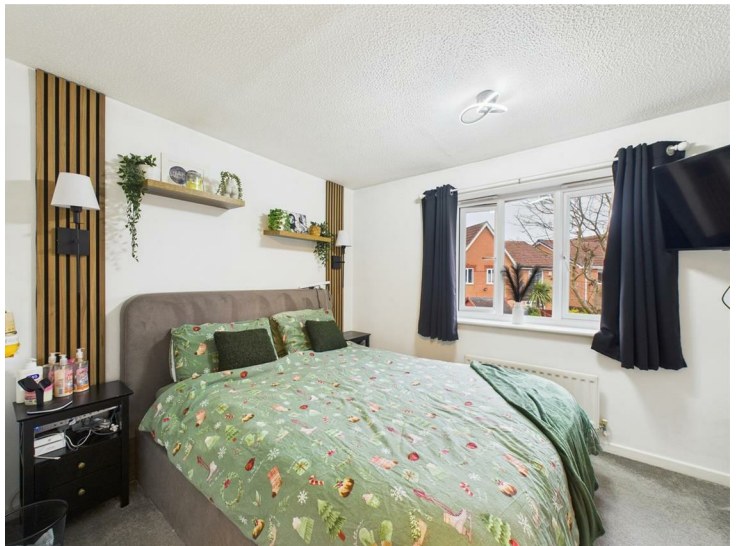
11'10" x 8'9" (3.61 x 2.68)

With feature balustrade.

Bedroom One

11'10" x 8'9" (3.61 x 2.68)

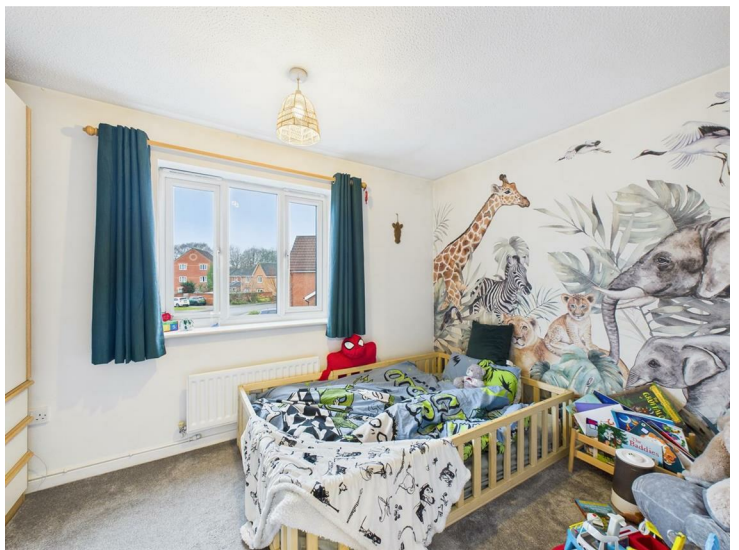
With central heating radiator, TV aerial point and double glazed window to rear.



Bedroom Two

11'8" x 8'5" (3.58 x 2.58)

Having a central heating radiator and double glazed window to front with pleasant open outlook.



Bathroom

6'3" x 5'4" (1.91 x 1.65)

Appointed with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath with shower attachment and chrome towel radiator.



Outside

To the front of the property is a double width driveway providing off-road parking. To the rear is a low maintenance garden with patio, artificial lawn, timber fencing and rear gated access.



Council Tax Band B



Living / Kitchen / Dining Area

24'1" x 11'11"
7.36 x 3.64 m

Approximate total area[®]

292 ft²
27.1 m²

Reduced headroom

7 ft²
0.7 m²

(1) Excluding balconies and terraces

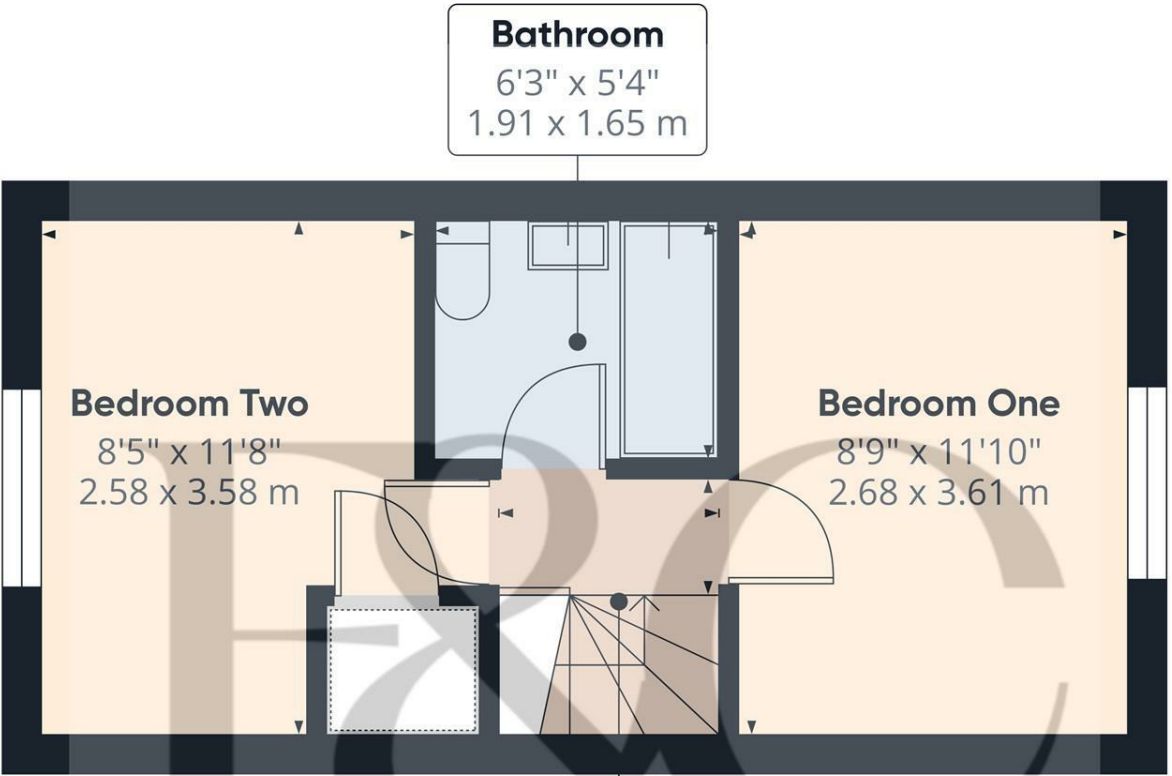
Reduced headroom

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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Floor 0



Bathroom

6'3" x 5'4"
1.91 x 1.65 m

Bedroom Two

8'5" x 11'8"
2.58 x 3.58 m

Bedroom One

8'9" x 11'10"
2.68 x 3.61 m

Landing

4'9" x 3'0"
1.46 x 0.92 m

Approximate total area[®]

253 ft²
23.5 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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Floor 1





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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13 St. Pancras Way
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Council Tax Band: B
Tenure: Freehold

