

## 175 Watson Street, Derby, Derbyshire, DE1 3SJ

Price £172,000

Freehold



- Popular Residential Location
- Two Reception Rooms
- Extended Kitchen
- Two First Floor Bedrooms
- Passage Landing & Bathroom
- Pleasant Enclosed Garden backing onto Park
- Popular Area of Derby
- A Good Range of Amenities within Easy Reach
- Close to Excellent Transport Links
- Easy Access to Derby City Centre





## Summary

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A traditional, two bedroom, mid-terrace property occupying a popular area on Watson Street off Kedleston Road in Derby.

The property is well-presented and would ideally suit a first time buyer all buy to let investor. The property comprises lounge, inner lobby leading to dining room and an extended rear kitchen. The first floor passage landing leads to two bedrooms and a bathroom with a four piece suite.

To the rear of the property is an enclosed garden which backs onto a park.

# F&C

## The Location

The properties location just off Kedleston Road gives easy access to a nearby parade shops including a convenience store, post office, barbers, eateries, café, pubs, primary school, a regular bus service into Derby City centre and easy access to attractive Markeaton Park.

## Accommodation

### Ground Floor

#### Lounge

11'0" x 10'8" (3.37 x 3.27)

A panelled entrance door provides access to lounge with feature fireplace with decorative wooden surround, hearth and interior and open fire grate, central heating radiator, stripped wooden floor, dado rail, china display cabinet to chimney breast recess, coving to ceiling and sash window to front.



#### Inner Lobby

Having an understairs storage cupboard.

### **Dining Room**

11'9" x 10'9" (3.60 x 3.28)

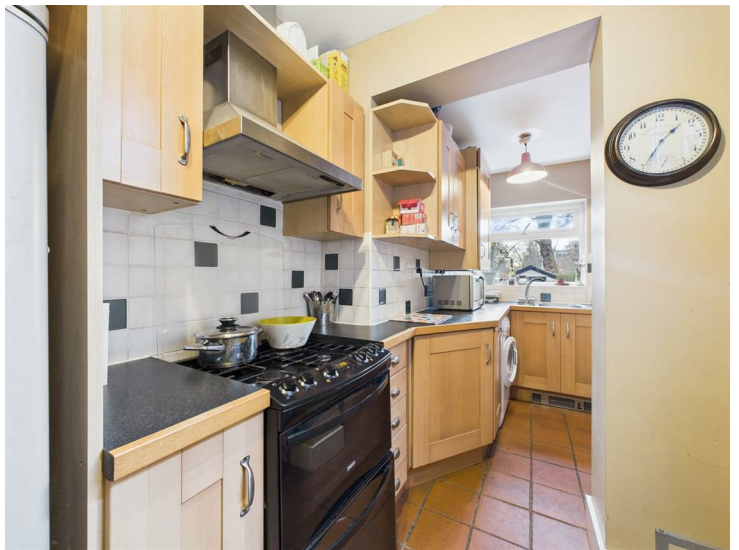
With feature fireplace, central heating radiator, sash window to rear and panelled door leading to staircase to first floor.



### **Kitchen**

16'3" x 5'10" (4.96 x 1.79)

Featuring wood edged granite effect preparation surfaces with tiled surrounds, inset one and a quarter stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, appliance space suitable for free standing gas cooker with extractor hood over, appliance space for washing machine and fridge freezer, central heating radiator, tile floor, sash window to side, further window to rear and door to garden.



### **First Floor Passage Landing**

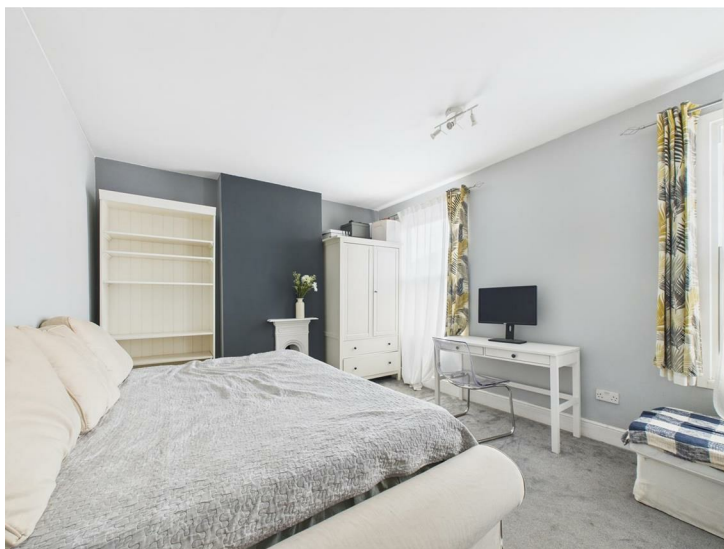
14'11" x 2'11" (4.57 x 0.90)

With central heating radiator and access to loft space.

### Bedroom One

14'2" x 11'3" (4.32 x 3.44)

Having a feature cast iron fire surround, central heating radiator and two sash windows to front.



### Bedroom Two

11'10" x 10'10" (3.63 x 3.31)

With central heating radiator and sash window to rear overlooking park.



## Bathroom

9'3" x 8'7" (2.84 x 2.62)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, roll edge claw foot bath with shower attachment, separate shower cubicle, chrome towel radiator and sash window to rear.



## Outside

To the rear of the property is an enclosed, low maintenance garden with paved patio/terrace, herbaceous borders, timber fencing to the boundary and a shared passageway to the pavement. There is a pleasant backdrop of mature trees and neighbouring park.



Council Tax Band A



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

359 ft<sup>2</sup>  
33.4 m<sup>2</sup>

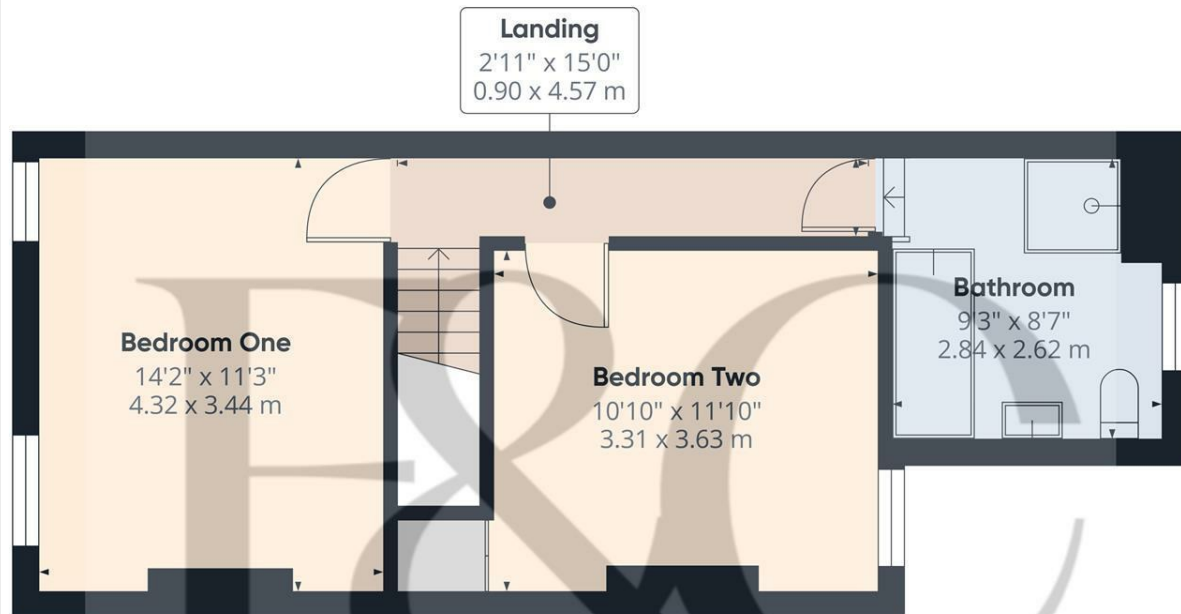
(1) Excluding balconies and terraces

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 0



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

413 ft<sup>2</sup>  
38.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1



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175 Watson Street  
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Council Tax Band: A  
Tenure: Freehold



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</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	