Fletcher
& Company

31 Forman Street, Derby, DE1 1JQ

Offers Around £170,000
Freehold

- Ideal for First Time Buyers or Buy to Let Investment
- Entrance Hall with Lounge Off
- Dining Room
- Fitted Kitchen
- Ground Floor Shower Room
- Three First Floor Bedrooms
- Low Maintenance Courtyard Style Garden with Outbuildings
- Highly Convenient Location
- Close to a Wide Range of Amenities
- No Upward Chain

Summary

This is a conveniently positioned, three-bedroom end terrace located in Derby City Centre offering an ideal opportunity for a buy to let investor or first time buyer. The property is sold with the benefit of no upward chain and features entrance hall, lounge, dining room, good sized kitchen, downstairs shower room, three first floor bedrooms and a low maintenance rear garden with outbuildings.

The Location

The property is within a short stroll of a full range of amenities in Derby City Centre including the Derbion Shopping Centre, selection of restaurants, bars, cinema, bus and train stations.

Accommodation

Entrance Hall

15'3" x 2'9" (4.67 x 0.84)

An entrance door provides access to the entrance hall with central heating radiator, decorative coving, feature archway and staircase to first floor.

Lounge

11'9" x 11'9" (3.60 x 3.59)

With central heating radiator, cove cornice and window to front.

Dining Room

11'10" x 11'6" (3.61 x 3.51)

With central heating radiator and window to rear.

Kitchen

8'9" x 6'10" (2.68 x 2.10)

Having granite effect work tops, tiled surrounds, inset stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, appliance space for freestanding gas cooker, understairs storage cupboard/pantry ideal for fridge freezer, wall mounted gas fired boiler, window to side and door to garden.

Shower Room

6'8" x 6'6" (2.04 x 2.00)

Tiled with a white suite comprising low flush WC, pedestal wash handbasin, shower cubicle, central heating radiator and window to side.

First Floor Accommodation

Passage Landing

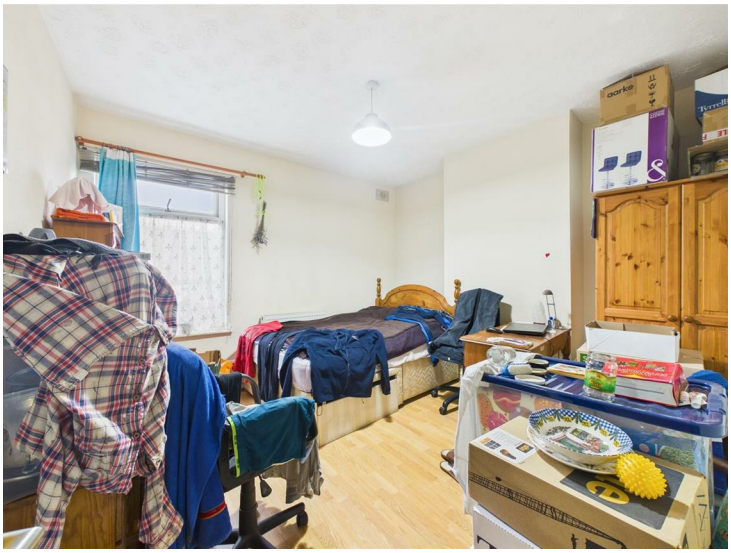
11'9" x 2'3" (3.59 x 0.71)

Having feature balustrade, window to rear and storage cupboard.

Bedroom One

12'0" x 12'0" (3.67 x 3.66)

With central heating radiator and window to front.



Bedroom Two

11'8" x 9'1" (3.58 x 2.79)

With central heating radiator and window to rear.

Bedroom Three

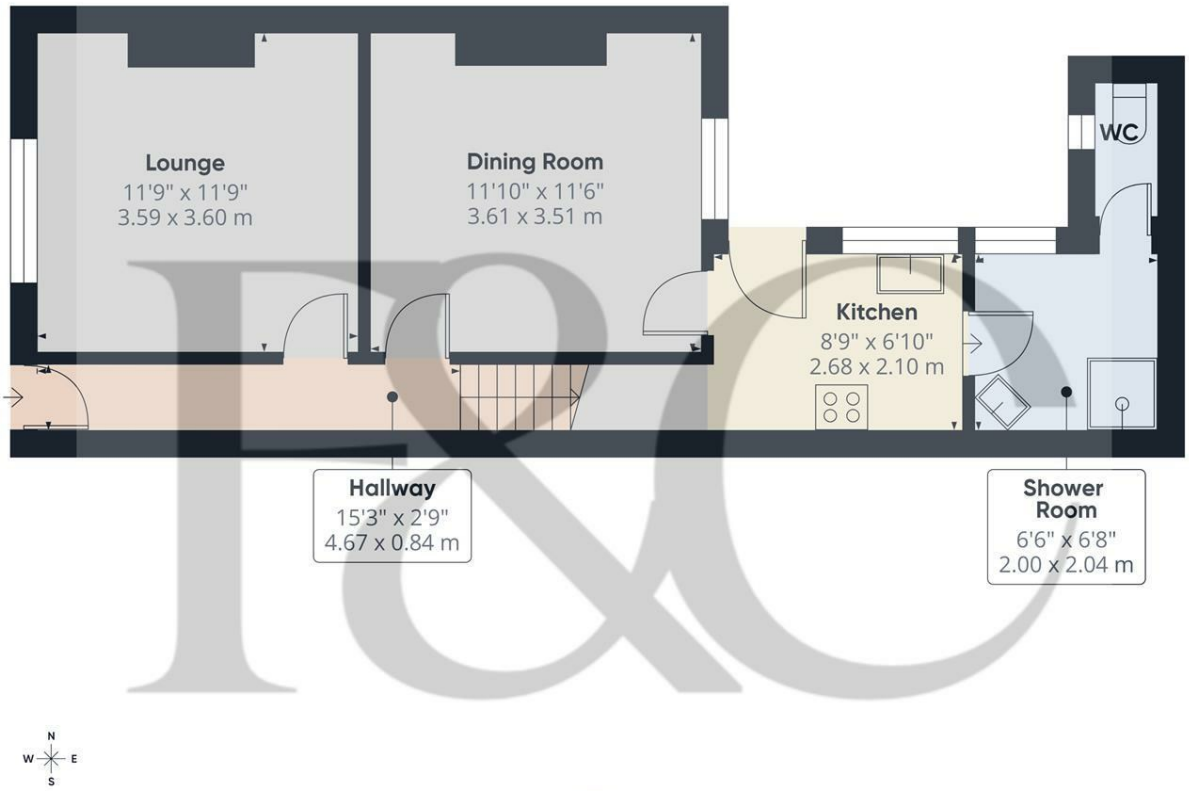
11'9" x 6'1" (3.60 x 1.87)

With central heating radiator and window to front.

Outside

To the rear of the property is a compact, courtyard style garden with outhouse.

Council Tax Band A



N
W E
S

Floor 0

Approximate total area(1)

450 ft²

41.8 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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N
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Floor 1

Approximate total area(1)

358 ft²

33.2 m²

(1) Excluding balconies and terraces

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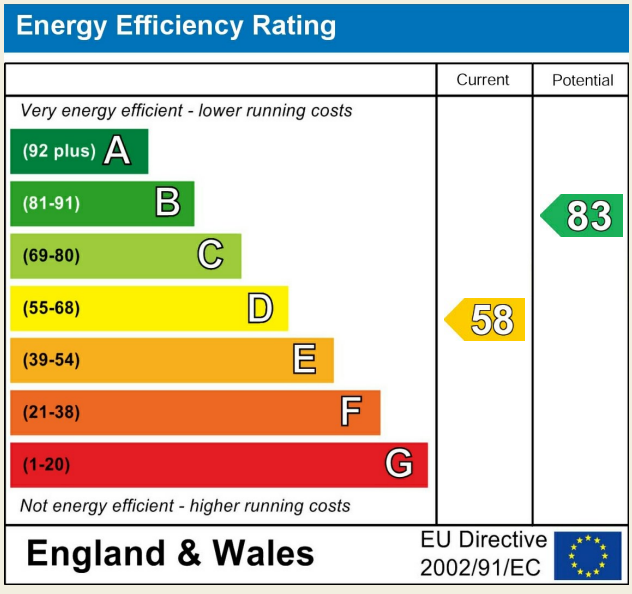

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Council Tax Band: A
Tenure: Freehold