

Camden Street

Derby, DE22 3NR



Excellent access to the city centre and within an area ideal for first time buyers or buy-to-let, or this spacious and well-presented two double-bedroom terrace home features two reception rooms, and a modern fitted kitchen.

£120,000

John German

The property is situated within walking distance of Derby city centre with gas central heating and double glazing.

Comprising in brief, side entrance into entrance lobby, sitting room, separate living room/dining room, fitted kitchen, two double bedrooms to the first floor, well-appointed family bathroom with full suite and shower off bedroom two. Enclosed rear garden.

The side entrance door located in the side entry opens into an entrance lobby with doorway providing access to a cellar. A further doorway leads to the front sitting room which has a decorative stone fireplace, double central heating radiator and sealed unit double glazed window to the front.

The rear sitting room has a double central heating radiator and sealed unit double glazed window to the rear and leads into a second lobby area with access back into the side passage and a uPVC double glazed entrance door leading to the garden.

The kitchen is fitted with a range of base and eye level units, roll edge granite effect laminated work surfaces with inset stainless steel sink unit and draining board, free standing four ring gas oven and grill, double central heating radiator, complementary tiled splashbacks, tile effect vinyl flooring, and uPVC double glazed window to the side.

On the first floor, stairs lead to a central landing with doors leading off to two double bedrooms with central heating and double glazed windows to the front and back respectively.

The bathroom is located off bedroom two and is fitted with a full three piece suite comprising P-shaped shower bath with curved shower screen and thermostatic mixer shower over, low flush WC and pedestal wash hand basin with mixer tap, ceramic wall tiling, tile effect vinyl flooring, double central heating radiator, wall mounted combination boiler servicing the central heating and hot water systems, extractor fan and opaque double glazed window to the rear.

Outside, to the rear of the property is a lawned garden with patio and brick built outhouse.

The property is situated close to the heart of Derby city centre and is within easy walking distance for all major shops, recreational facilities, bars and restaurants and also local industries. There is a full range of local shops close at hand.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction:

Parking:

Electricity supply:

Water supply:

Sewerage:

Heating:

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

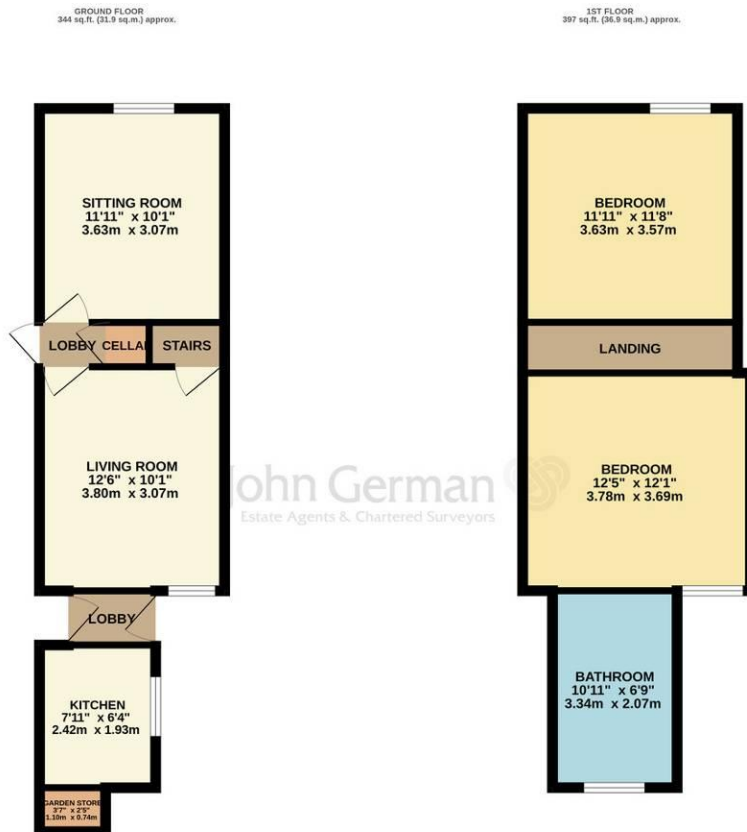
Local Authority/Tax Band: Derby City Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/23022026

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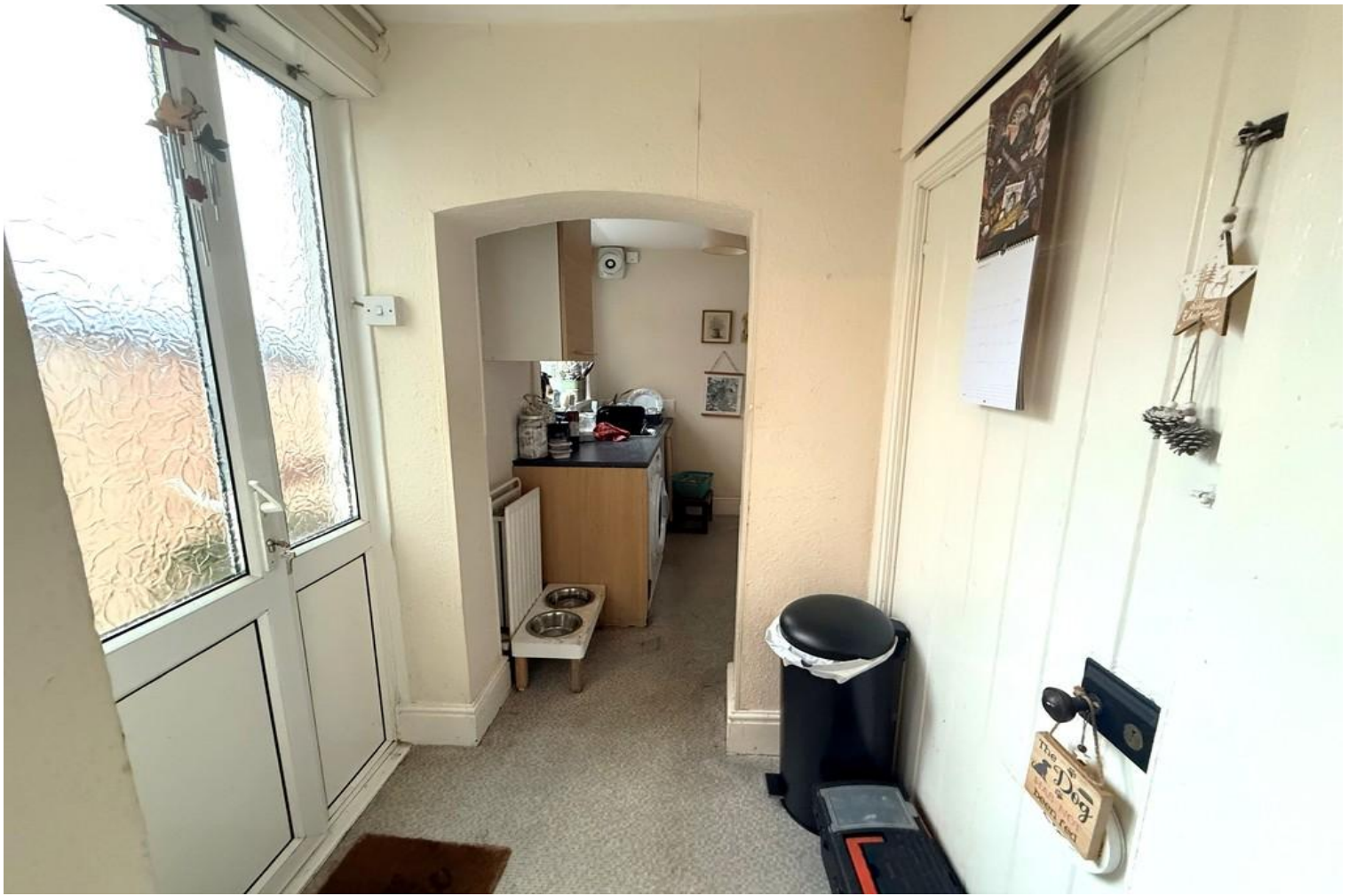
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TOTAL FLOOR AREA : 740 sq.ft. (68.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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Agents' Notes

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