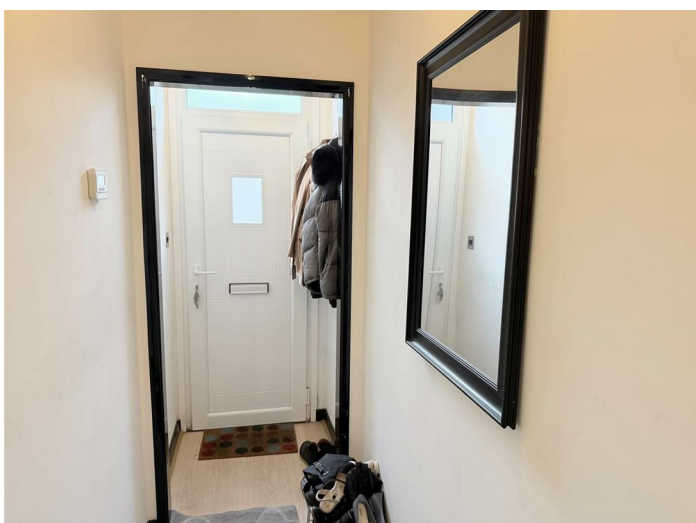


2 Bed House - Terraced

Price £119,950

 Hampden Street, Derby, DE23 8UX



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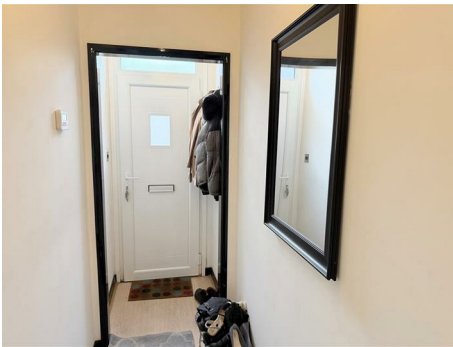
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STYLISH WELL CARED FOR AND PRESENTED TERRACED HOME - POPULAR LOCATION - TWO BEDROOMS - FITTED KITCHEN - MODERN BATHROOM - GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - FREEHOLD - COUNCIL TAX BAND A - ENERGY RATING (CURRENTLY BEING RE RATED).

Reception Hall



Having UPVC double glazed entrance door, laminated wood effect floor and deep understairs storage cupboard.

Sitting Room 12'0" x 7'5" (3.66 x 2.27)



Having a laminated wood effect floor, radiator, television connection point and UPVC double glazed window.

Dining Room 11'10" x 11'0" (3.61 x 3.36)



Having a laminated wood effect floor, radiator, UPVC double glazed window and staircase to first floor.

Fitted Kitchen 8'11" x 6'4" (2.72 x 1.95)



Having a range of shaker style wall and base cupboards with free standing cooker, space and plumbing for automatic washing machine, radiator, UPVC double glazed window and UPVC opaque double glazed door to rear.

First Floor

Passage Landing

Bedroom One 11'10" x 10'11" (3.62 x 3.34)



Having a laminated wood effect floor, radiator and UPVC double glazed window.

Bedroom Two 11'10" x 8'1" (3.62 x 2.48)



Having a recessed wardrobe area, laminated wood effect floor, radiator and UPVC double glazed window.

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Bathroom 8'10" x 6'5" (2.70 x 1.97)



Having a white three piece suite with airing cupboard (housing the wall mounted gas boiler), radiator, tiled splash backs and UPVC opaque double glazed window to rear aspect.

Outside ` ()



Enlosed patio and lawned rear garden.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(37 plus) A			
(31-37) B			
(23-31) C			
(15-23) D			
(9-15) E			
(2-9) F			
(1-2) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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