Fletcher & Company

83 Longford Street, Derby, DE22 1GJ

Offers Around £240,000

Freehold



- No Upward Chain
- Ideal Investment Purchase or Home
- Entrance Hall with Dining Room/ Bedroom off
- Lounge
- Fitted Kitchen
- Three First Floor Bedrooms
- Bathroom & Separate Shower Room
- Enclosed, Low Maintenance, Rear Garden
- Popular Residential Location
- Viewing Highly Recommended





Summary

A spacious, three/four bedroom, end-terrace residence in a popular part of Derby which offers easy access to the city centre and Derby University. This home is ideal for a family offering spacious accommodation throughout. Close to nearby Markeaton primary school, shops, coffee shop, post office and fabulous parks.

The property is sold with the benefit of no upward chain and features an entrance hall, dining room/bedroom four, lounge and fitted kitchen. The first floor landing leads to three bedrooms, bathroom and separate shower room. The accommodation also features new carpets/laminate flooring to the majority of the property and has the advantage of a WISER central heating system which can be controlled by an app from a mobile phone. The property also has a new roof which was fitted in 2025.

To the rear of the property is a low maintenance, enclosed rear garden.

The Location

As mentioned, the property's location off Kedleston Road gives easy access to Derby University and excellent transport links as well as to a selection of shops and facilities on Kedleston Road including cafe, post office, barbers, pubs, pharmacy and shop. It also allows for easy access into the city centre where there is a complete range of services.

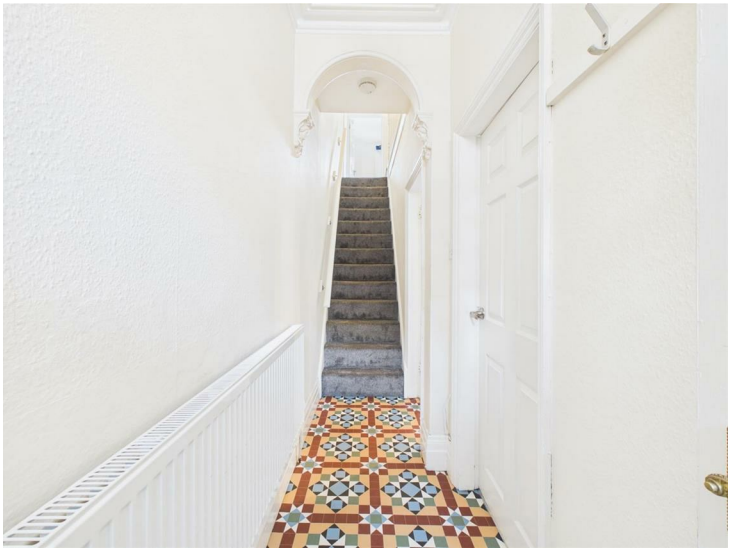
Accommodation

Porch

A panelled entrance door provides access to porch with further panelled and glazed door to hallway.

Entrance Hall

10'7" x 3'2" (3.24 x 0.98)
With central heating radiator and staircase to first floor.



Dining Room/Bedroom Four

13'5" x 11'0" (4.11 x 3.37)
Having a central heating radiator, feature fireplace, decorative coving, picture rail and double glazed window to front.



Lounge

13'0" x 12'0" (3.97 x 3.68)

Having a central heating radiator, fitted storage to chimney breast recess, picture rail and double glazed window to rear.



Kitchen

10'4" x 8'9" (3.15 x 2.69)

Featuring an L-shaped worktop with twin inset stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, appliances (available by negotiation) include a free standing cooker, fridge freezer, dishwasher, washing machine, central heating radiator and double glazed window and door to side.



First Floor Landing

12'1" x 5'6" x 5'6" x 262'5" (3.70 x 1.69 x 1.69 x 080)

A split-level landing with feature balustrade.

Bedroom One

12'1" x 10'3" (3.70 x 3.14)

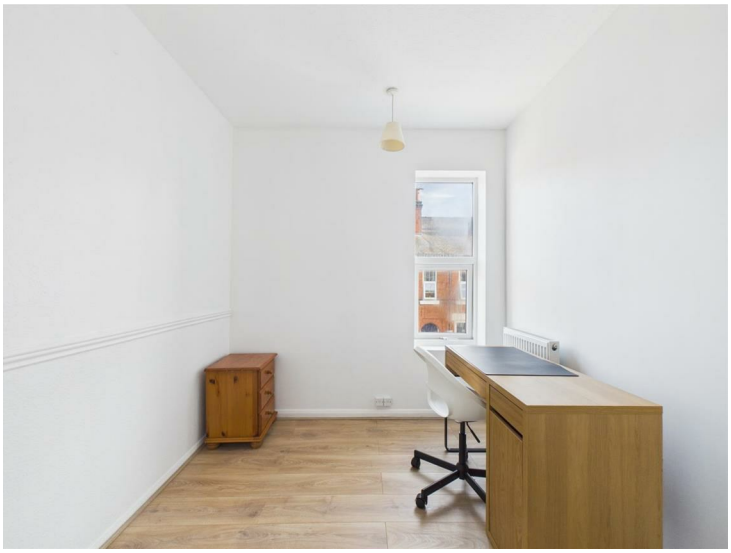
With fitted cupboard, central heating radiator, picture rail and double glazed window to rear.



Bedroom Two
11'1" x 8'8" (3.39 x 2.66)
Having a central heating radiator, picture rail and double glazed window to front.



Bedroom Three
8'0" x 8'0" (2.46 x 2.44)
With central heating radiator, fitted cupboard and double glazed window to front.



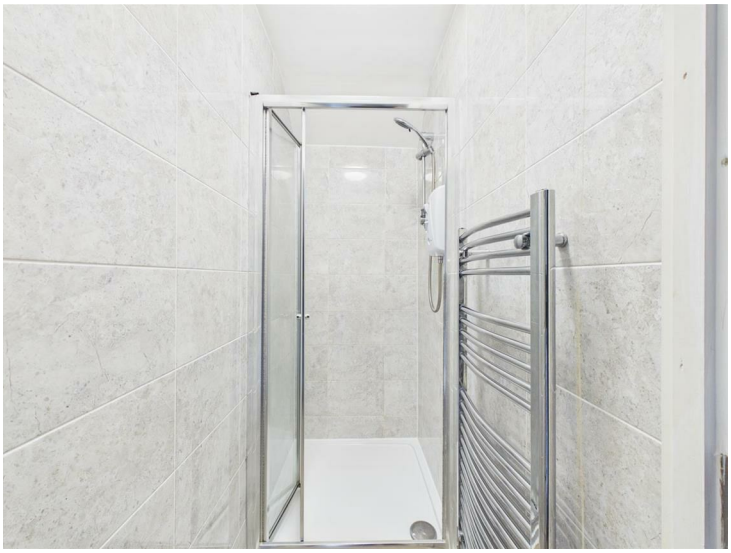
Bathroom
8'9" x 7'1" (2.69 x 2.17)
Appointed with the white suite comprising low flush WC, pedestal wash handbasin, panelled bath with shower over, chrome towel radiator and double glazed window to rear.



Shower Room

5'8" x 2'11" (1.75 x 0.91)

Appointed with a shower cubicle and chrome towel radiator.

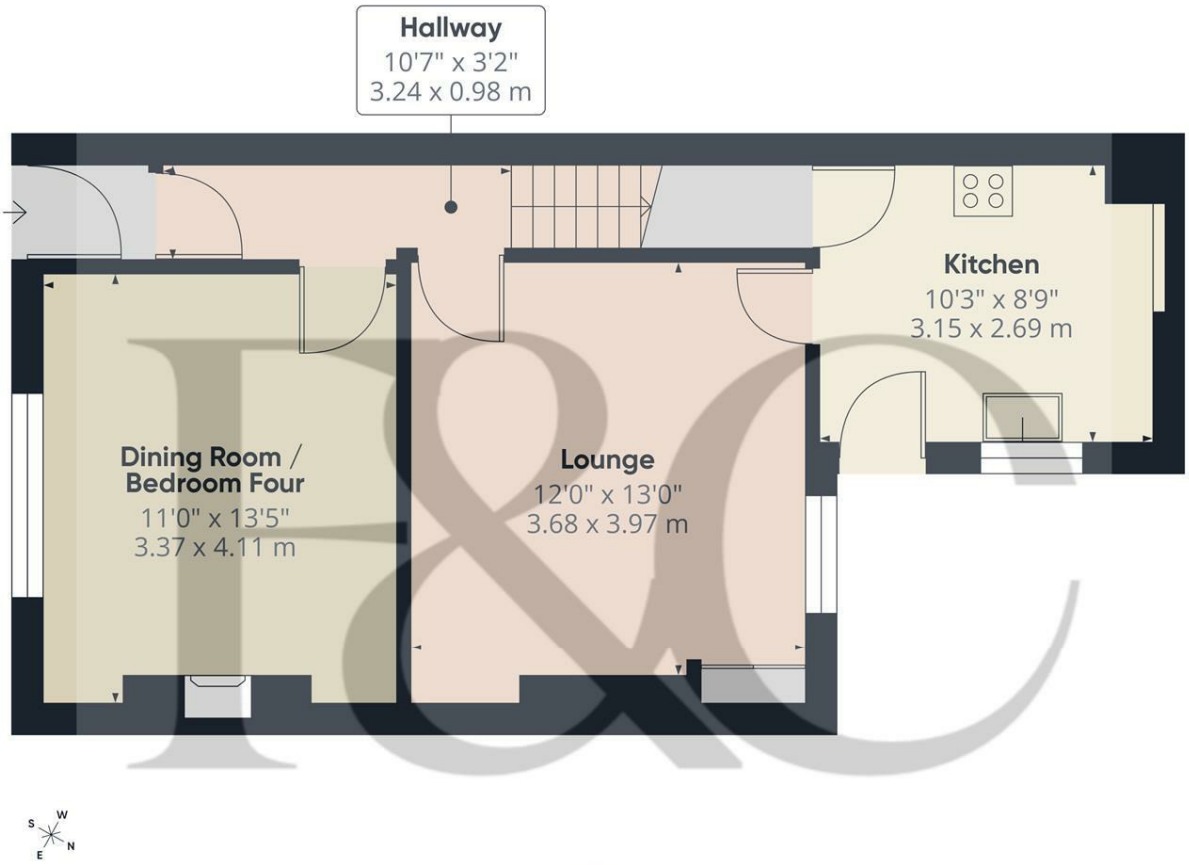


Outside

To the rear of the property is an enclosed, low maintenance garden bounded by brick walling and timber fencing. The garden features a patio area, gravelled section and offers a good degree of privacy.



Council Tax Band B



Floor 0

Approximate total area(1)

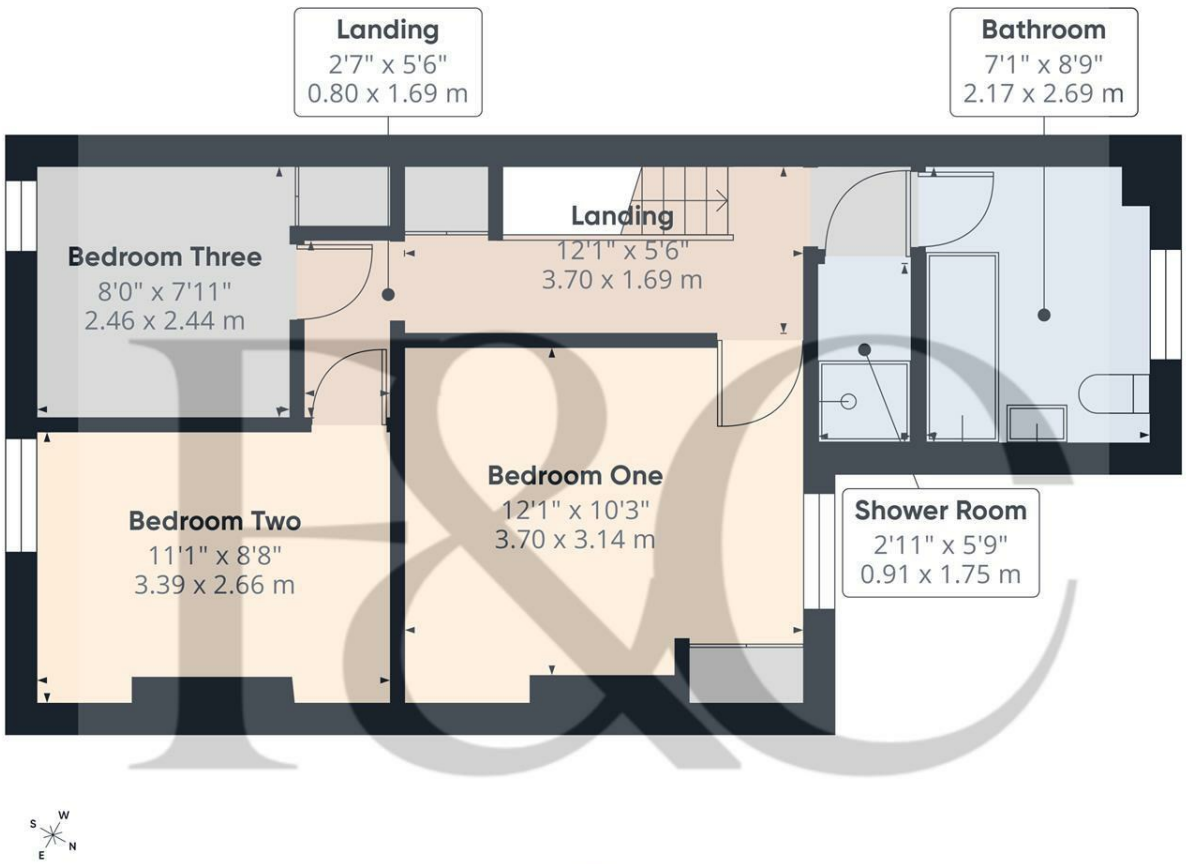
466 ft²

43.3 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

Approximate total area(1)

446 ft²

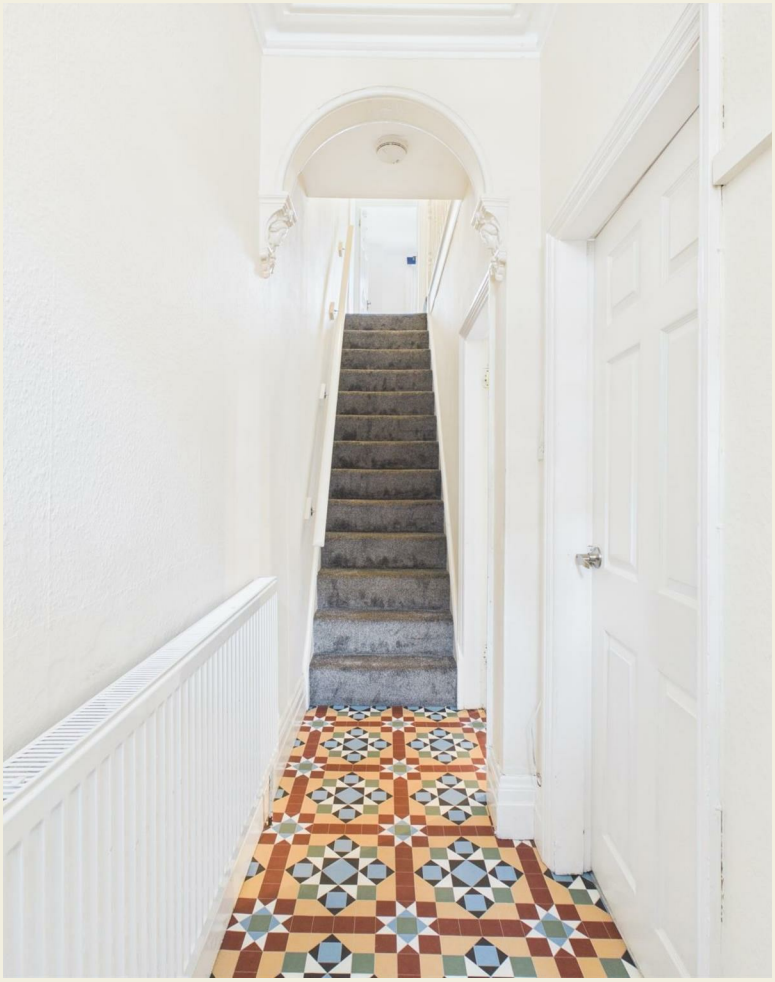
41.5 m²

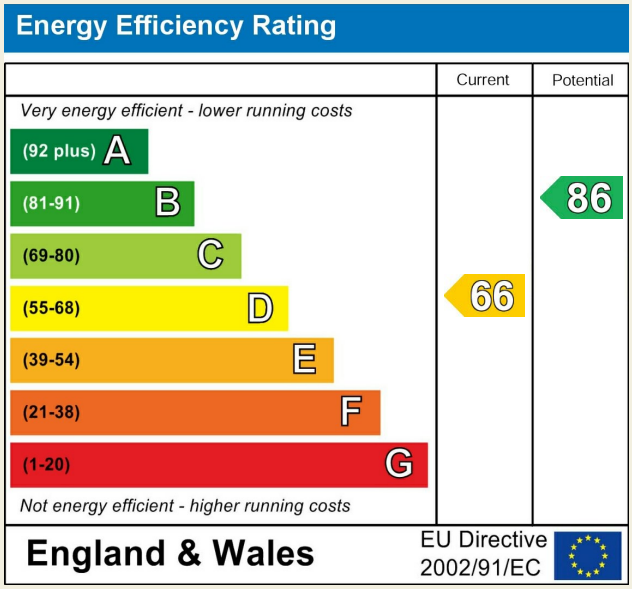
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Duffield Office
Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office
15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office
3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

Nottingham Office
2 Broadway
The Birkin Building
Lace Market
Nottingham
NG1 1PS

01158 222244
nottingham@fletcherandcompany.co.uk

83 Longford Street
Derby
DE22 1GJ

Council Tax Band: B
Tenure: Freehold