Fletcher & Company

13 Weston Park Gardens, Shelton Lock, Derby, DE24 9EU

Offers Around £135,000

Freehold



- No Upward Chain
- Ideal for First Time Buyer or Investor
- Double Glazed & Gas Central Heated
- Hall with Lounge/Dining Room Off
- Kitchen
- Double Bedroom & Bathroom
- Low Maintenance Garden
- Allocated Parking Space
- Close to Shops & Facilities
- Cul-de-Sac Location





Summary

This is a well-positioned, two storey, one bedroom townhouse tucked away in a quiet cul de sac in Shelton Lock.

Sold with no chain the property is ideal for a first time buyer or buy to let investor. The accommodation is double glazed and gas central heated with hall, lounge/dining room, kitchen, landing leading to double bedroom and bathroom.

There is a lawned fore-garden to the front and a low maintenance rear garden. There is an allocated parking space located opposite number 3's front door.

The Location
The property benefits from being close to schooling and shops and there is a regular bus service in to Derby City Centre.

Accommodation

Ground Floor

Hallway
3'11" x 3'6" (1.20 x 1.09)
A UPVC double glazed entrance door provides access to hallway.

Lounge/Dining Room
13'8" x 10'8" (4.19 x 3.26)
Featuring a fire surround with electric fire, central heating radiator, staircase to first floor and double glazed window to front.





Kitchen

10'9" x 6'6" (3.28 x 1.99)

Comprising granite effect worktops with partly tiled surrounds, inset stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, wall-mounted boiler, inset electric hob, electric oven, appliance space suitable for fridge freezer and washing machine, understairs storage cupboard, central heating radiator and double glazed window and door to rear.



First Floor Landing

7'4" x 5'6" (2.26 x 1.69)

Having a central heating radiator and double glazed window to rear.

Double Bedroom

12'10" x 10'9" (3.92 x 3.29)

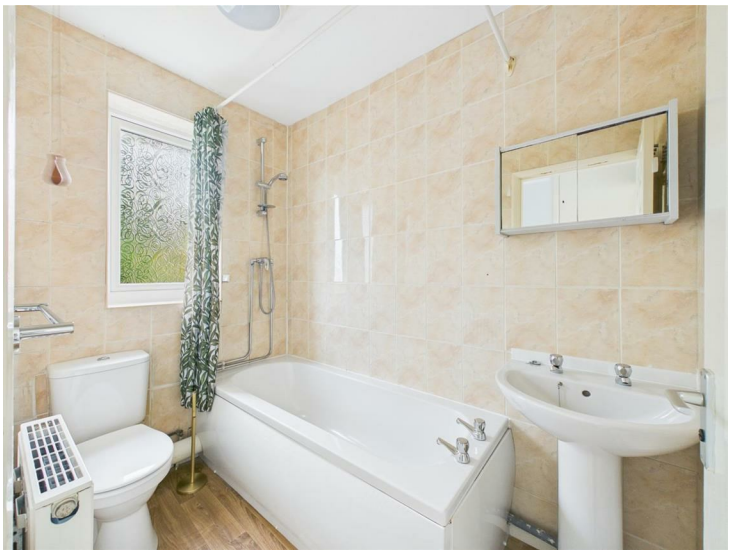
With central heating radiator and double glazed window to front.



Bathroom

7'5" x 4'10" (2.27 x 1.48)

Tiled and appointed with a low flush WC, pedestal wash handbasin, panelled bath with shower over, central heating radiator and double glazed window to rear.

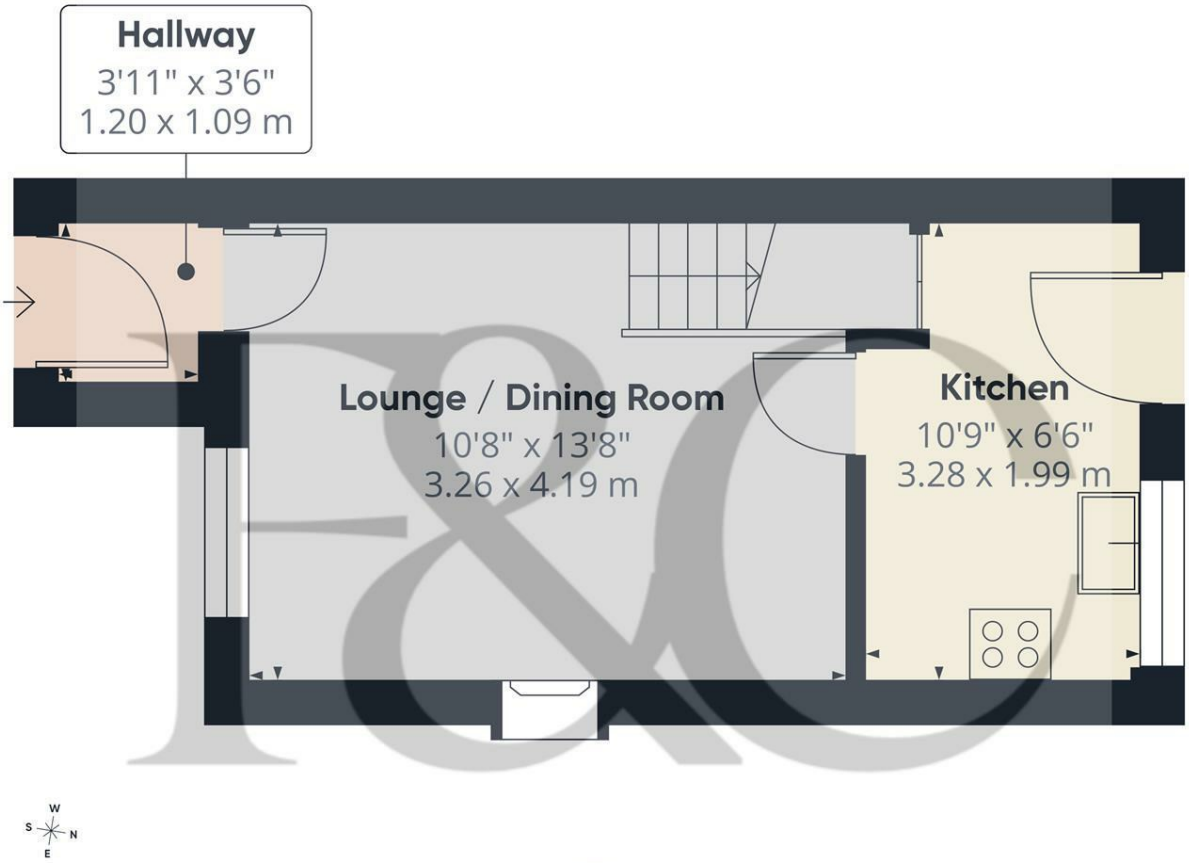


Outside

The property benefits from a low maintenance rear garden with artificial lawn, patio area, raised rockery borders and timber fences.
There is a lawned fore-garden to the front of the property and allocated parking space which sits in front of house number 3.



Council Tax Band A



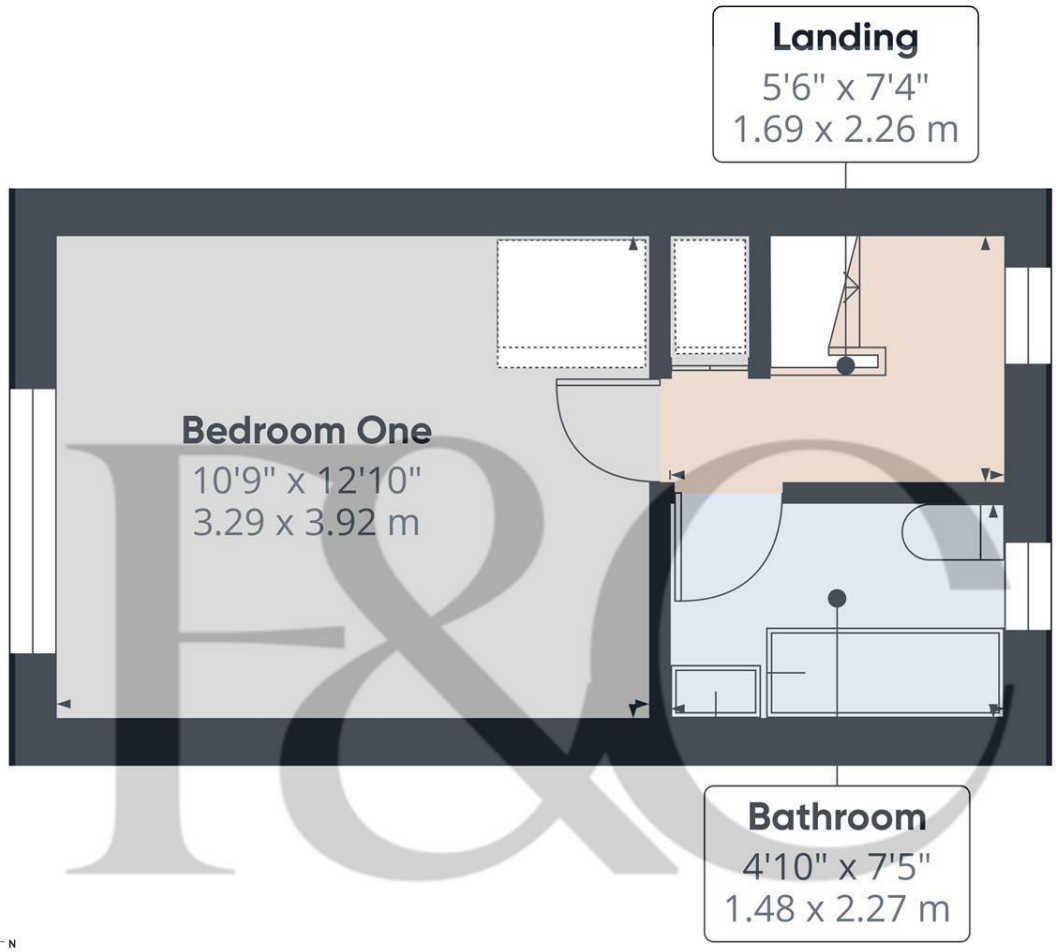
Approximate total area[1]
237 ft²
22 m²

(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 0



Approximate total area[1]
212 ft²
19.7 m²

(1) Excluding balconies and terraces

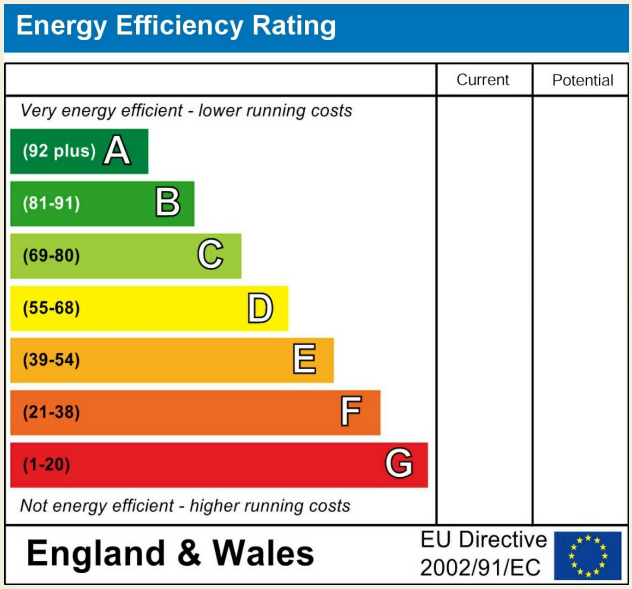
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1







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Council Tax Band: A
Tenure: Freehold