



Ponsonby Terrace, City Centre, Derby

£165,000



## Key Features

- Two Bedrooms
- End Terrace
- Modern Kitchen
- Vacant Possession & No Onward Chain
- Private Rear Yard
- Large Secure Shed
- EPC rating C





Offered for sale with vacant possession and no onward chain is this well-presented two bedroom end terrace property, ideally positioned within easy reach of Derby City Centre, local amenities and transport links.

The property would make an ideal first time buy, buy to let investment or low maintenance home and benefits from off road parking, a private enclosed rear garden and neutral decor throughout.

Internally, the accommodation briefly comprises; entrance hallway with stairs rising to the first floor, spacious lounge with feature wall mounted electric fire and a fitted kitchen diner with a range of modern wall and base units, oven and hob, plumbing for appliances and door leading out to the rear garden.

To the first floor are two bedrooms and a three piece bathroom suite comprising bath with shower over, wash hand basin and WC. The principal bedroom is particularly generous in size and benefits from a useful built in storage cupboard.

Externally, the property occupies an end terrace position with gravelled frontage

and allocated parking nearby. To the rear is a low maintenance enclosed garden with paved seating area and useful detached outbuilding/store.

An early viewing is highly recommended.

### External Front

To the front of the property is a gravelled frontage with pathway leading to the entrance door. The property also benefits from allocated parking nearby.

### Entrance Hallway

Accessed via front entrance door with stairs rising to first floor accommodation.

### Lounge

Spacious reception room with front elevation window, laminate flooring and feature wall mounted electric fire.

### Kitchen Diner

Fitted with a range of modern wall and base units with work surfaces over, inset sink and drainer, oven and hob, plumbing for washing machine and dishwasher, space for dining table and door leading to the rear garden.

### Landing

Providing access to all first floor accommodation and loft hatch access.

### Bedroom One

Generous double bedroom with front elevation window and built in storage cupboard.





## Bedroom Two

Single bedroom ideal as a nursery, dressing room or home office.

## Bathroom

Fitted with a three piece suite comprising bath with shower over, pedestal wash hand basin and low level WC.

## Rear Garden

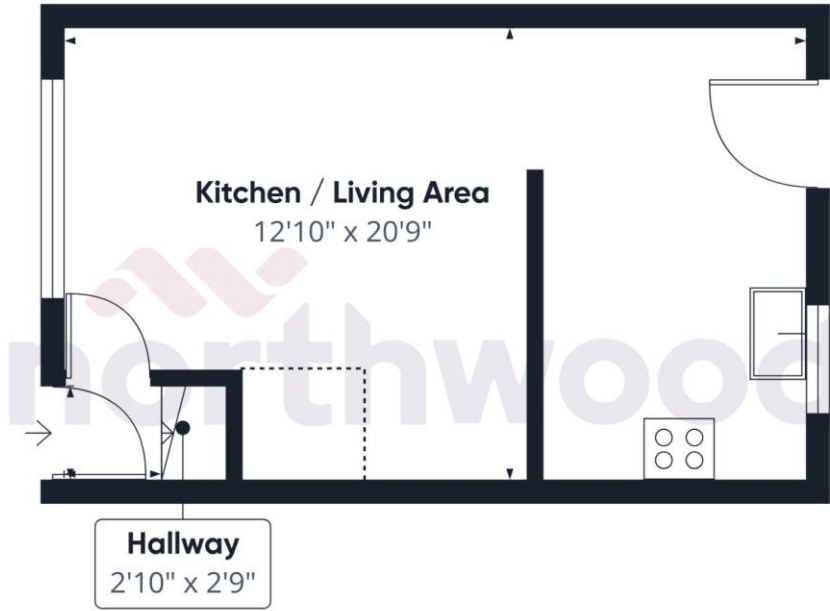
To the rear is an enclosed low maintenance garden mainly laid to paving, creating an ideal seating and entertaining space, together with a useful detached outbuilding/store.

## Disclaimer

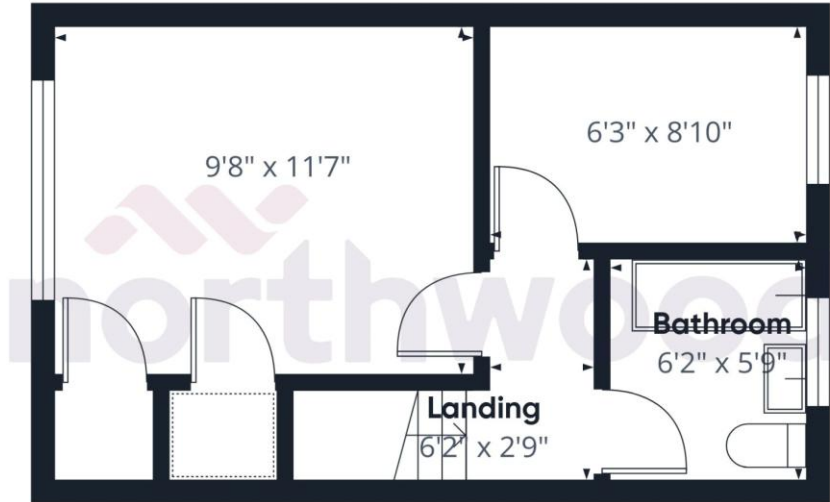
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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

501 ft<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft

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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