Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



94 Longford Street, Derby, Derbyshire, DE22 1GH

£189,950

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A neat and tidy two bedroom mid terrace property located in this ever popular location off Kedleston Road, close to the city centre and the beautiful Darley and Markeaton parks. No Chain.







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Internally the gas centrally heated and UPVC double glazed accommodation comprises, lounge, dining room, kitchen and utility room. To the first floor are two bedrooms and bathroom.

Externally there is an enclosed yard area and residents permit street parking is available to the front.

Longford Street is a popular residential location with useful local amenities including a grocery store, post office, cafe and popular public houses along with being close to the city centre, University of Derby and the beautiful parks of Darley and Markeaton.

The property is attractively offered for sale with immediate vacant possession and no upward chain.

ACCOMMODATION

FRONT RECEPTION ROOM
12' x 11'2" (3.66m x 3.40m)
A spacious room with main front door, twin UPVC double glazed window, wooden floorboards and radiator.

REAR RECEPTION ROOM
15'3" x 11'11" (4.65m x 3.63m)
A second spacious reception room also having wooden floorboards, gas fire and surround, UPVC double glazed window, stairs to first floor and radiator.

KITCHEN
9'5" x 7' (2.87m x 2.13m)
Fitted with a range of floor units with matching cupboard and drawer fronts, wooden work surfaces and tiled splashbacks, stainless steel sink and drainer, electric oven with gas hob, rear UPVC double glazed window and door, radiator.

UTILITY ROOM
6'9" x 4'10" (2.06m x 1.47m)
With plumbing for a washing machine.

FIRST FLOOR

LANDING
Passaged with independent access to all first floor rooms.

BEDROOM ONE
12' x 11'2" (3.66m x 3.40m)
A generous double bedroom with front facing UPVC double glazed window and radiator.

BEDROOM TWO
12'1" x 9' (3.68m x 2.74m)
A second comfortable double bedroom with rear facing UPVC double glazed window, built in cupboard and radiator.

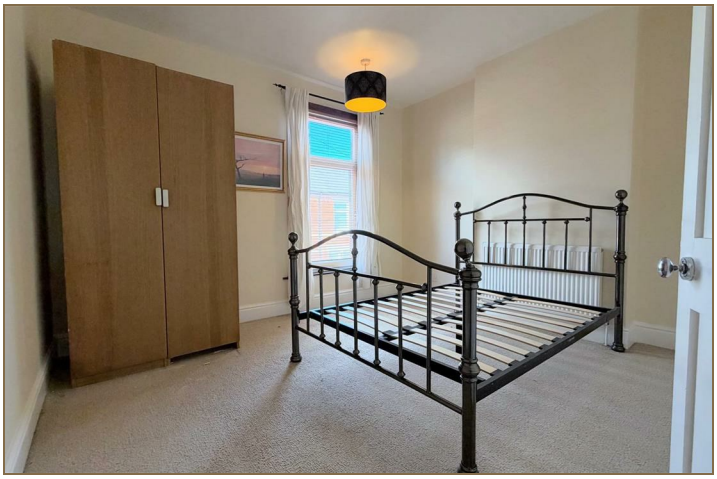
BATHROOM
9'4" x 7' (2.84m x 2.13m)
Fitted with a three piece suite comprising a bath with electric shower over, wash basin and WC, UPVC double glazed window, built in store cupboard also housing combination

boiler providing domestic hot water and gas central heating.

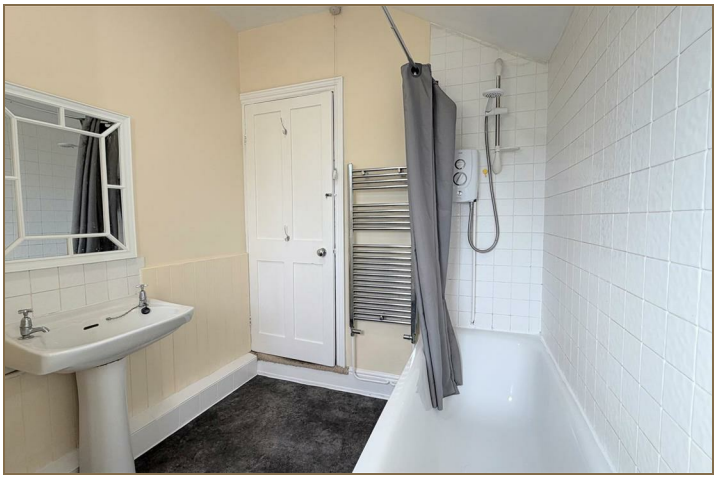
OUTSIDE

Externally there is an enclosed yard area and residents permit street parking is available to the front.

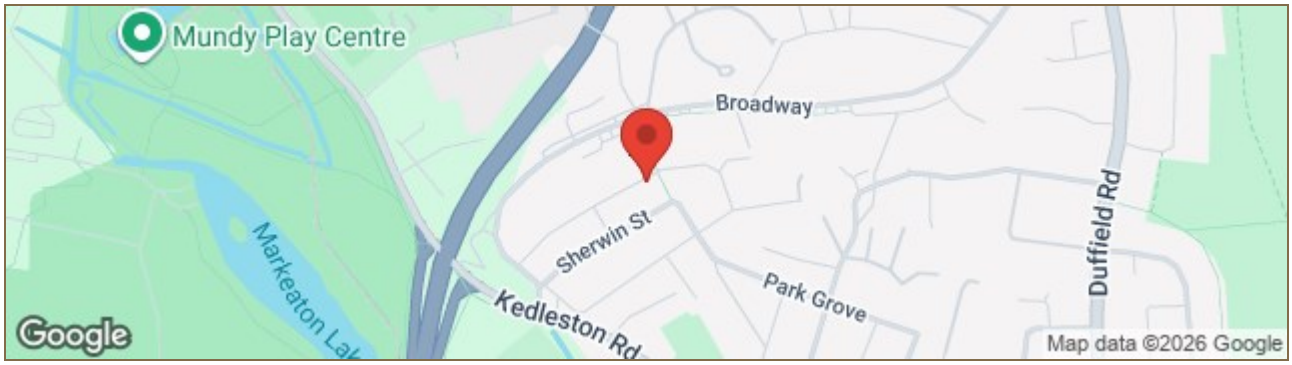








Road Map

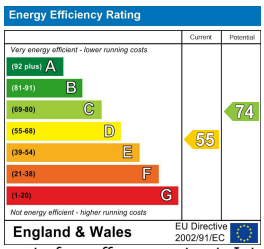


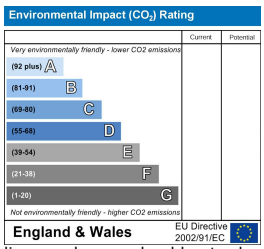
Floor Plan

Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.
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