HOPKINS & DAINTY
ESTATE AGENTS









Fleet Street, Derby, DE23 8GU

£160,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market this spacious terraced house being SOLD WITH THE TENANTS IN SITU paying £850/month. Offered for sale as a ready to go - buy to let house.
Set in this popular residential location, convenient for access to nearby shops and amenities on Normanton Road, as well as being close to Osmaston Road for onward travel into Derby.
The property is offered for sale with Gas Central Heating and Double Glazing and comprises: front lounge, inner hall, rear dining room, kitchen and a useful cellar. On the first floor, the landing provides access to both bedrooms and the bathroom which has a three piece suite. The part converted loft space also has an En-suite shower room (we are not aware of a building regulation completion certificate for this work).
To the side of the property there is a shared entry, providing access to the rear garden and side hallway. To the rear, there is an enclosed lawn garden with an external WC.
If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Shared Side Passage

Providing access to the rear garden and side hallway.

Entrance Hall

Accessed via a side entrance door, with stairs rising to the first floor and open access to:

Lounge 11'9" x 11'3" (3.60 x 3.44)



With a radiator, coving to the ceiling and double glazed front window.

Dining Room 11'10" x 11'3" (3.61 x 3.43)



With a radiator, double glazed rear window, door to the cellar and opening to the kitchen.

Kitchen 9'0" x 6'0" (2.76 x 1.84)



Fitted base units and a worktop with an inset sink and drainer and tiled splashbacks. There is a built in electric oven and hob, along with space for a fridge/freezer and washing machine. Radiator, extractor vent, a double glazed rear window and side access door to the garden.

Cellar 11'9" x 11'1" overall (3.60 x 3.40 overall)

Useful storage space.

First Floor Landing

Passageway landing with stairs rising to the loft and doors leading off.

Bedroom 1 13'6" x 11'3" (4.14 x 3.44)



Spacious front bedroom with a radiator and double glazed window.

Bedroom 2 10'7" x 8'4" max. (3.23 x 2.55 max.)



Rear bedroom with a radiator, coving to the ceiling and double glazed rear window.

Bathroom 9'1" x 7'9" (2.77 x 2.38)



Three piece suite comprising bath, wash hand basin and WC. With a radiator, double glazed rear window and a cupboard housing the wall mounted gas boiler.

Loft Space 16'10" x 13'3">9'7" (5.14 x 4.04>2.94)



Part converted loft, we are not aware of a building regulation completion certificate for this work.
With two radiators, Velux roof lights and a door to:

Shower Room 7'6" x 3'3" (2.31 x 1.00)



With a three piece suite comprising shower, wash hand basin and WC. A heated towel rail and Velux roof light.

Rear Garden



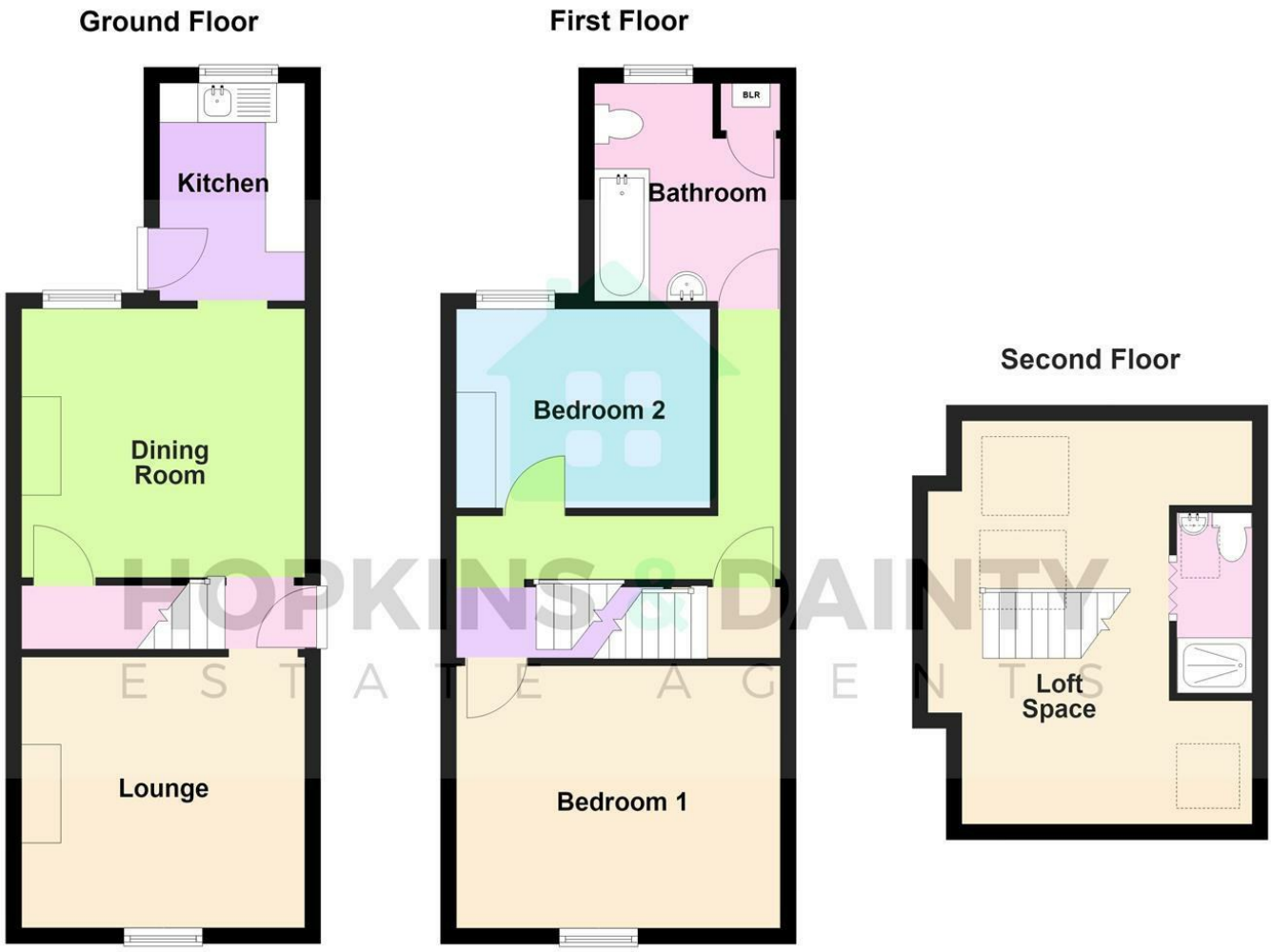
To the rear of the property there is an enclosed lawn garden with hedges to the boundary and a outside brick WC.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the

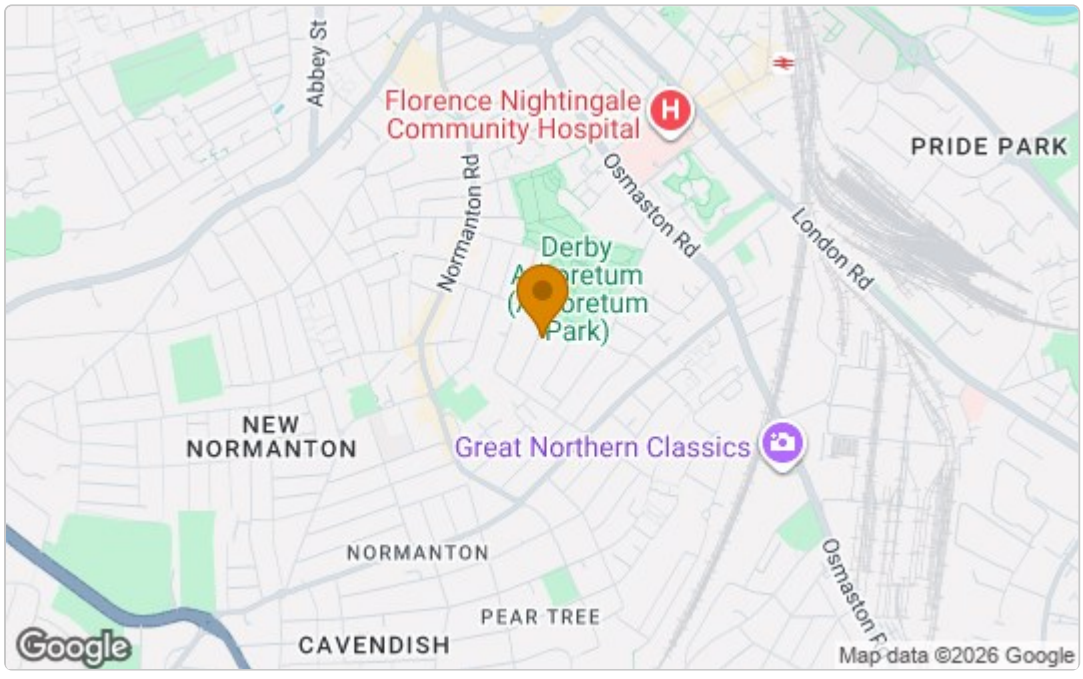
measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan

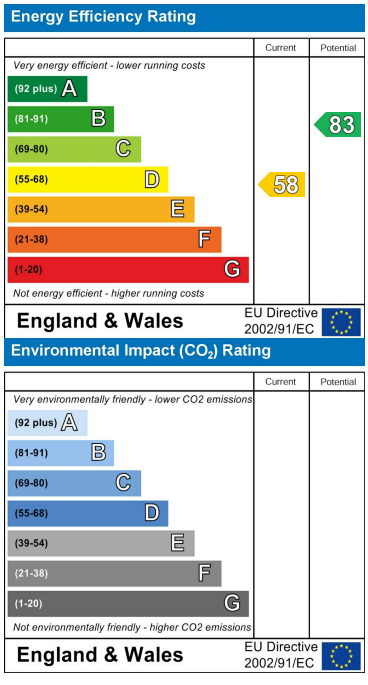


COPYRIGHT OF HOPKINS & DAINTY ESTATE AGENTS
Plan produced using PlanUp.

Area Map



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.

White Hollows Farm Staunton Lane, Ticknall, Derby, DE73 7GZ
Tel: 0330 113 2271 **Email:** sales@hopkinsanddainty.co.uk www.hopkinsanddainty.co.uk

HOPKINS & DAINTY
ESTATE AGENTS