



## 2 Bed House - End Town House

76 Cheviot Street, Derby DE22 3EZ

Price £155,000 Freehold



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**Fletcher**  
& Company

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- Ideal for First Time Buyer or Couple
- Popular Location off Kingsway, Close to Derby City & Markeaton Park
- Scope For Improvements
- Gas Central Heating & Double Glazing
- Lounge & Kitchen
- Two Double Bedrooms & Bathroom/Shower Room
- Front - Side - Rear Gardens
- Driveway for Two Cars
- No Chain Involved
- A Rare Opportunity

LOCATED off KINGSWAY - This two-bedroom end town house presents a rare opportunity for first-time buyers or couples seeking their ideal home.

#### The Location

The property's location on Cheviot Street, off Kingsway, gives easy access to a full range of amenities in the city centre. Also within easy reach are Derby University, Markeaton Park, good schooling and transport links, notably the A38 and A52. Kingsway retail park is conveniently located nearby.

#### Accommodation

##### Ground Floor



##### Entrance Hall

5'0" x 3'11" (1.53 x 1.20)

With entrance door, radiator, double glazed window to side and staircase leading to first floor.

## Lounge

14'1" x 12'5" (4.31 x 3.79)

With stone fireplace with fitted gas fire, built-in storage cupboard with shelving and double glazed bay window to front.



## Kitchen

15'5" x 7'8" (4.70 x 2.36)

With one and a half sink unit with mixer tap, wall and base units with worktops, built-in four ring gas hob, built-in electric oven, plumbing for automatic washing machine, radiator, double glazed window to rear and door to side.



### Understairs Storage

5'6" x 2'9" (1.68 x 0.84)

With coat hooks.

### First Floor Landing

5'9" x 5'9" (1.77 x 1.76)

With double glazed window to side and access to roof space.

### Double Bedroom One

15'3" x 10'5" (4.65 x 3.20)

With radiator, built-in storage cupboard and two double glazed windows to front.



### Double Bedroom Two

11'5" x 9'5" (3.50 x 2.89)

With built-in cupboard housing the central heating boiler, radiator and double glazed window to rear.



### Bathroom/Shower Room

5'9" x 5'6" (1.77 x 1.68)

With walk-in shower with electric shower, wash basin, low level WC, radiator and double glazed window to rear.



### Front Garden

The property is set back from the pavement edge behind a low maintenance fore garden with hexagonal shaped paving, flowerbeds and stonewall.



### Side Garden

To the side of the property is a paved area for storing wheelie bins or also providing extra car parking space if desired.



### Rear Garden

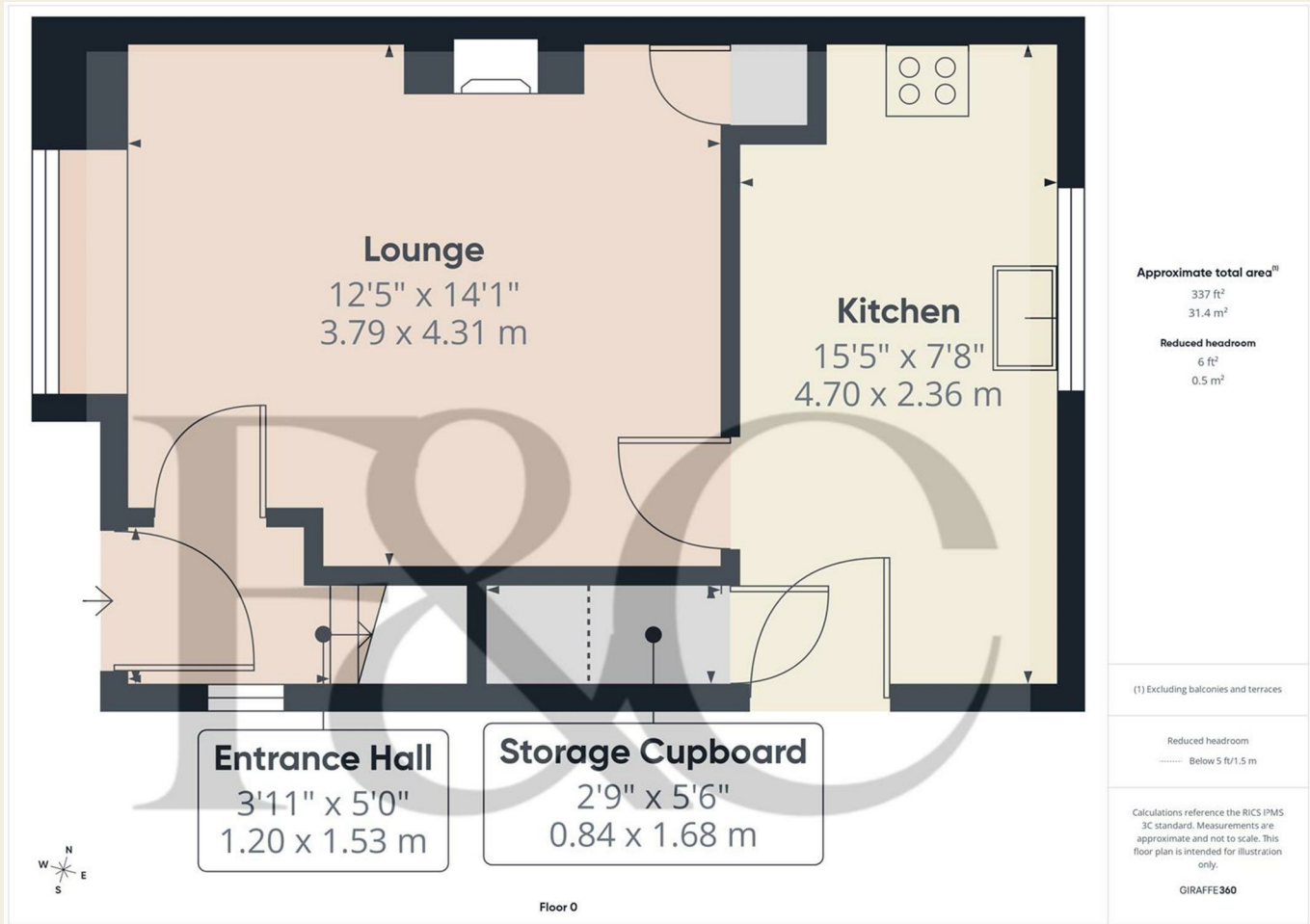
To the rear of the property is a low maintenance, enclosed paved garden. Timber shed. Greenhouse. Brick store.



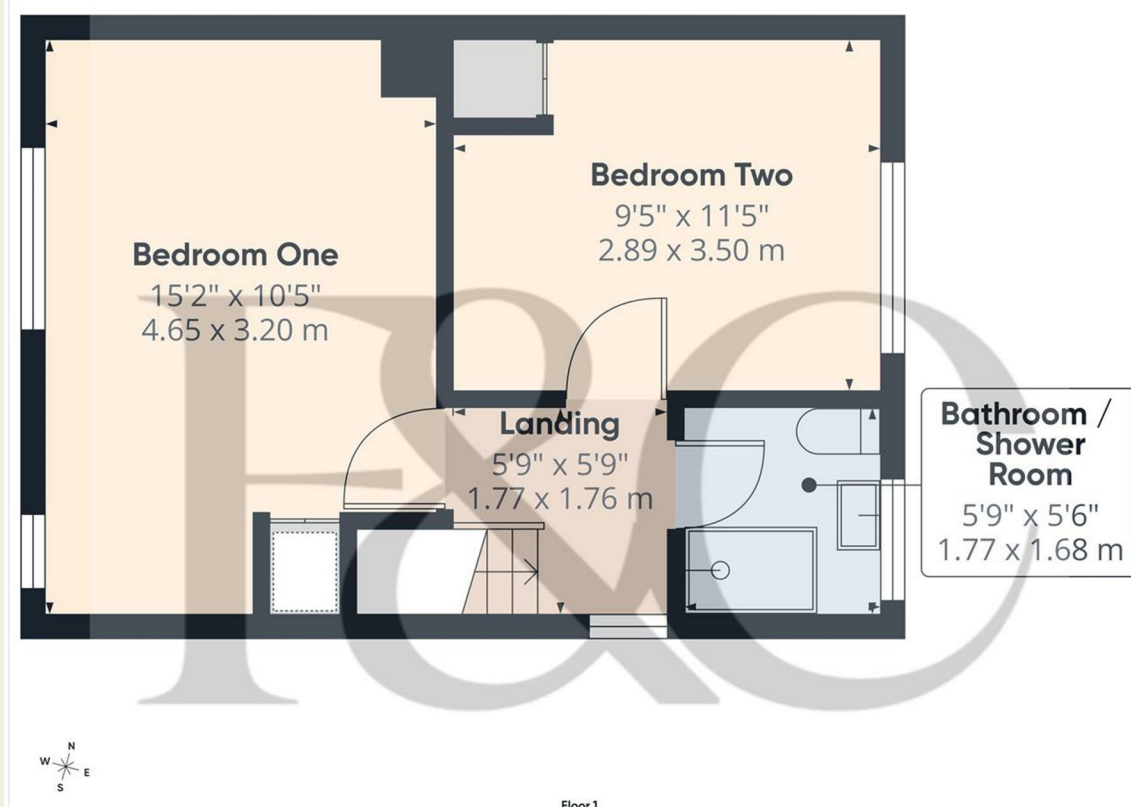
### Driveway

To the front of the property is a driveway providing off-road car parking for two cars.

### Council Tax Band A



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



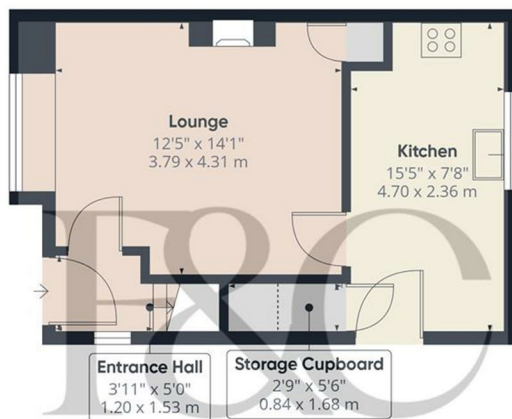
**Approximate total area<sup>(1)</sup>**  
319 ft<sup>2</sup>  
29.7 m<sup>2</sup>

(1) Excluding balconies and terraces

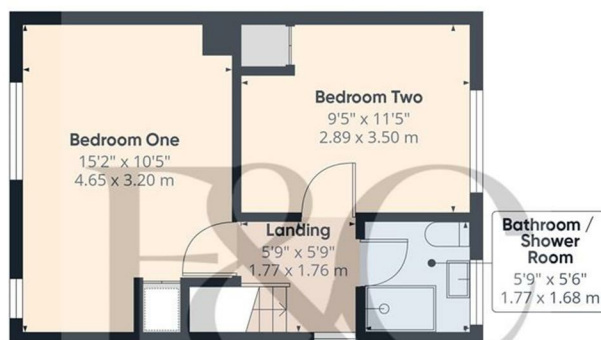
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Floor 1

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

656 ft<sup>2</sup>  
61.1 m<sup>2</sup>

Reduced headroom

6 ft<sup>2</sup>  
0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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## Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
|                                             | 64                                                                                                          | 73        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

## Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                                                                                                       | Potential |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                                                                                                               |           |
| (92 plus) <b>A</b>                                              |                                                                                                               |           |
| (81-91) <b>B</b>                                                |                                                                                                               |           |
| (69-80) <b>C</b>                                                |                                                                                                               |           |
| (55-68) <b>D</b>                                                |                                                                                                               |           |
| (39-54) <b>E</b>                                                |                                                                                                               |           |
| (21-38) <b>F</b>                                                |                                                                                                               |           |
| (1-20) <b>G</b>                                                 |                                                                                                               |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                                                                                                               |           |
|                                                                 |                                                                                                               |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC  |           |