

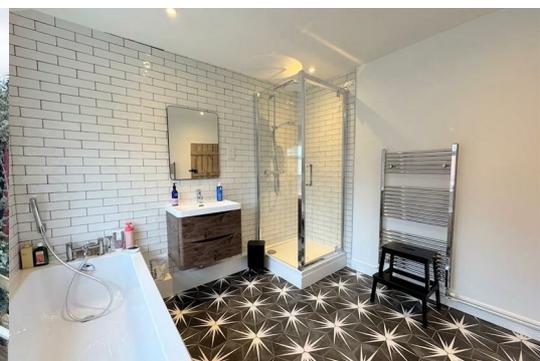


## 3 Ambrose Terrace, Derby, Derbyshire, DE1 1DQ

**£140,000**



A charming one bedroom character cottage located in the Friar Gate conservation area.



# 3 Ambrose Terrace, Derby, Derbyshire, DE1 1DQ

£140,000



This gas centrally heated and UPVC double glazed property comprises, a beamed ceiling lounge with stove effect gas fire, kitchen with stable door to the garden and stairs to the first floor where there is a comfortable double bedroom with built-in wardrobes and a luxuriously spacious four piece bathroom suite.

Externally local street parking is available requiring a residents permit available from Derby city council. To the rear is a paved courtyard garden with brick store and shared access to Larges Street.

Located in the Friar Gate area, the property is well placed for ease of access into the city centre, popular public houses and restaurants.

Viewers are advised to observe local parking restrictions.

## ACCOMMODATION

### GROUND FLOOR

Entering the property through an attractive composite front door into:

#### LOUNGE

11'5" x 11'2" (3.48m x 3.40m)

A cosy room featuring a stove effect gas fire recessed into a chimney with a wooden mantle and a beamed ceiling, main composite front door, UPVC double glazed

window, laminate flooring, built-in cupboard, radiator, access into:

#### KITCHEN

9'1" x 8'11" (2.77m x 2.72m)

Appointed with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, tiled splashback, electric oven, hob and extractor fan, space for a fridge freezer and washing machine, composite sink and drainer, tiled floor, composite stable door to rear, UPVC double glazed window, understairs cupboard, stairs to first floor, radiator.

### FIRST FLOOR

#### LANDING

#### BEDROOM

11'2" x 10'3" (3.40m x 3.12m)

A comfortable double bedroom with fitted wardrobes, UPVC double glazed window, inset spotlights, radiator.

#### BATHROOM

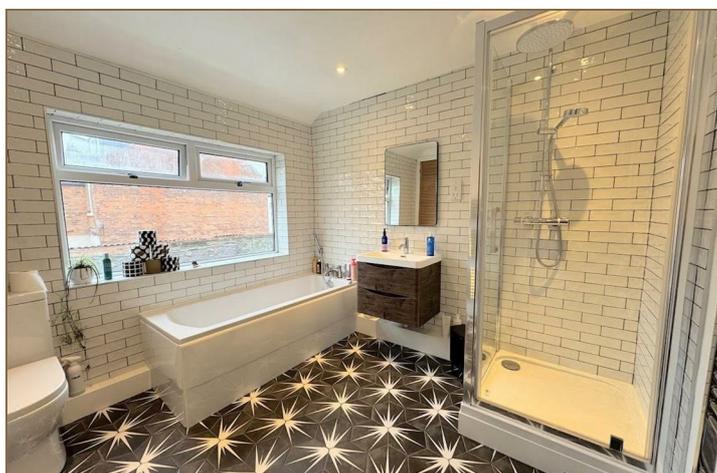
9'1" x 8'7" (2.77m x 2.62m)

Luxuriously spacious appointed with a four piece suite comprising a deep panelled bath with a handheld shower, separate shower cubicle with a mains overhead shower and secondary shower, wash basin sat on a two drawer vanity unit and low level WC, UPVC double glazed window, feature tiled floor,

chrome towel radiator, extractor fan, inset ceiling spotlights, a built-in cupboard houses a combination boiler.

## **OUTSIDE**

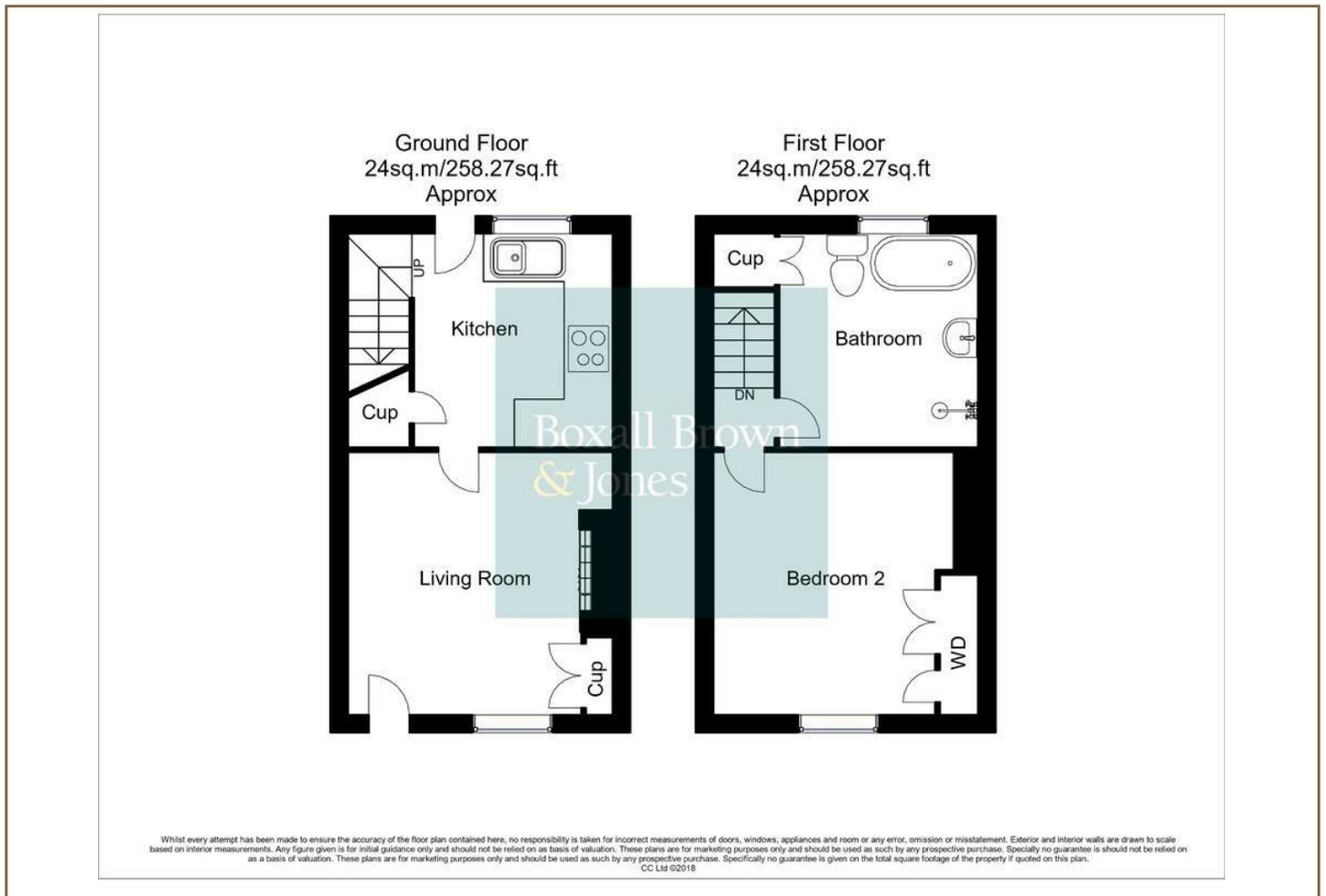
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## Road Map



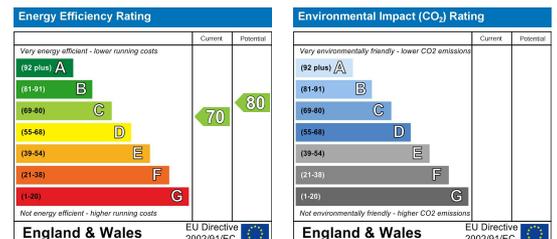
## Floor Plan



## 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



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