


## 2 Bed House - Terraced

Price £149,950

 Olive Street, Derby, DE22 3RH




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ARGUABLY THE BEST OF ITS TYPE IN THE AREA - SUPERIOR FULLY RESTORED TERRACED HOME OFFERING HIGH SPECIFICATION ACCOMMODATION - SOUGHT AFTER CUL DE SAC LOCATION WITH ON STREET PARKING - TWO BEDROOMS - NEWLY FITTED KITCHEN WITH APPLIANCES - NEWLY FITTED BATHROOM WITH DRENCH SHOWER - GAS CENTRAL HEATING VIA COMBINATION BOILER - UPVC DOUBLE GLAZING - NEWLY LAID FLOORING AND CARPETS - LOW MAINTENANCE REAR GARDEN - CLOSE CITY CENTRE - ENERGY RATING E - COUNCIL TAX BAND A - FREEHOLD.

## Sitting Room 12'2" x 10'11" (3.71 x 3.33)



With newly laid carpet, radiator, composite entrance door, UPVC double glazed windows.

## Inner Lobby

With door to cellar.

## Dining Room 12'3" x 10'8" (3.74 x 3.26)

With newly laid laminate floor, radiator, staircase to first floor and UPVC double glazed door to garden.

## Refitted kitchen 10'1" x 5'6" (3.09 x 1.68)



Newly fitted wall, base and drawer units boasting a range of appliances to include, four ring inset halogen hob, electric oven, extractor hood, washing machine and fridge freezer.

## First Floor

### Passaged Landing

With newly laid carpet and halogen downlighting.

## Bedroom One 12'2" x 10'10" (3.72 x 3.32)



With newly laid carpet, radiator, free standing wardrobes and doors and UPVC double glazed window.


## Bedroom Two 12'2" x 7'0" (3.73 x 2.14)



With recessed wardrobe, newly laid carpet, radiator and UPVC double glazed window.

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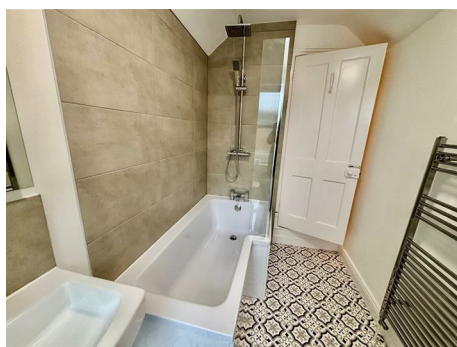
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## Bathroom



Newly refitted with modern white three piece suite having a mains fed drench shower over the bath, airing cupboard (Housing the gas boiler), chrome towel rail and UPVC double glazed window.



## Outside


The property is situated in a block paved cul de sac with on street parking and low maintenance rear garden.

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