Fletcher & Company

33 Calvert Street, Derby, DE1 2RQ

Price £180,000

Freehold

- Grade II Listed Property
- Off-Road Parking Space
- Low-Maintenance Rear Garden
- Lounge & Kitchen
- Useful Basement/Cellar
- Two Bedrooms & Bathroom
- Characterful Home
- Realistically Priced
- Close to Excellent Amenities
- Viewing Recommended

Summary

This is a character, two bedroom, Grade II listed, former railway workers cottage occupying a highly convenient location close to the city centre and train station.

The property comprises spacious lounge with feature fireplace, breakfast kitchen, useful cellar/utility room, two bedrooms and a bathroom.

The property has a low maintenance, courtyard style garden offering a good degree of privacy. The property benefits from a parking space in front of the house.

The Location

As mentioned, the property is highly convenient for the city's train station and a full range of amenities in the city centre which include a large shopping centre, restaurants, bus station, riverside walks and easy access to Darley Park and Pride Park.

Accommodation

Ground Floor

Lounge

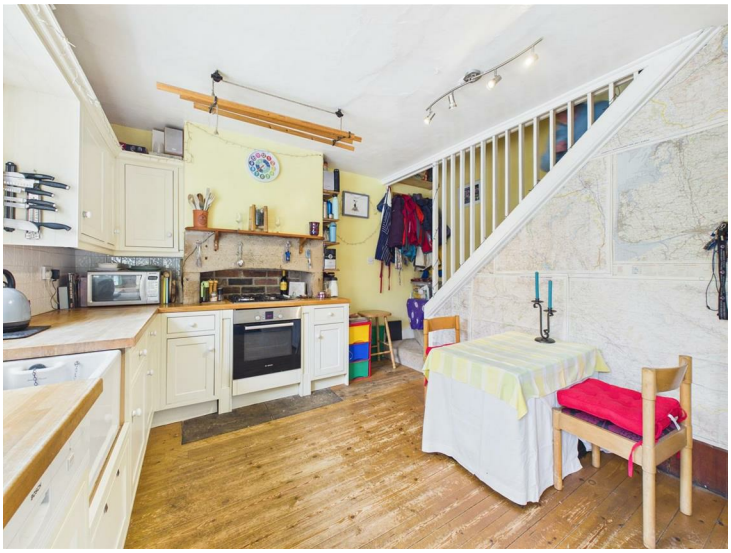
12'9" x 10'2" (3.90 x 3.12)

A panelled entrance door provides access to lounge with feature fireplace with decorative wooden surround, tiled hearth and living flame fitted gas fire, fitted storage cupboard to chimney breast recessed, feature exposed floorboards and multi-pane sash window to front.

Inner Lobby

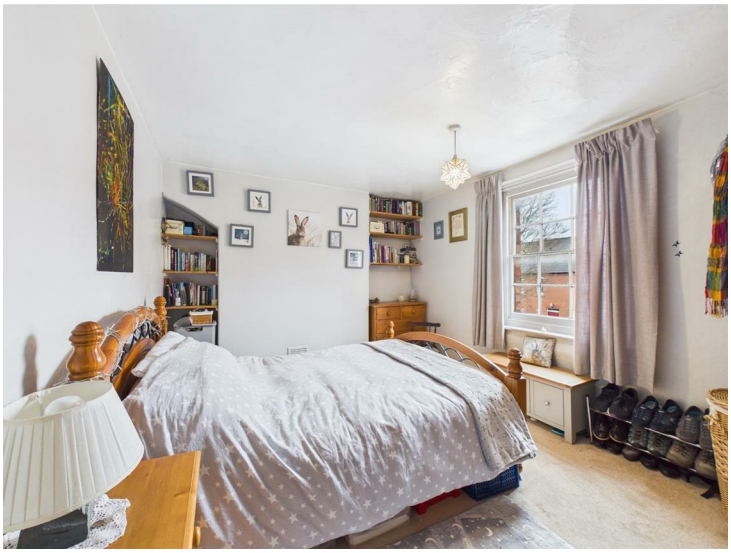
With doorway to basement/utility and open access to kitchen.

Kitchen
13'9" x 13'1" (4.21 x 4.01)
Comprising L-shaped worktops with Belfast style sink and mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, four plate gas hob with brick surround, stone lintel and oven beneath, integrated dishwasher, space for fridge freezer, central heating radiator, exposed wooden floorboards, staircase to first floor, multi-pane window to rear and panelled and glazed door to rear.



First Floor Landing
6'3" x 5'6" (1.91 x 1.68)
With feature balustrade.

Bedroom One
12'5" x 10'3" (3.80 x 3.13)
Having a central heating radiator and multi-pane sash window to front.



Bedroom Two

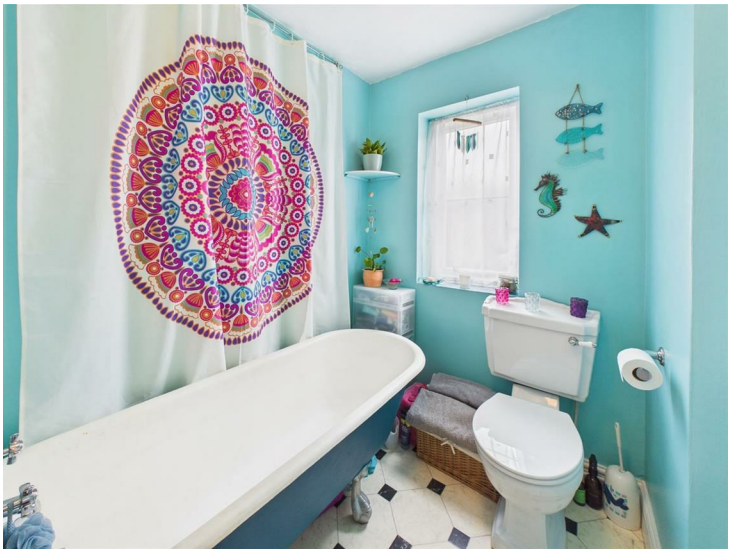
10'3" x 7'4" (3.14 x 2.26)

With central heating radiator and multi-pane window to rear.

Bathroom

7'4" x 6'3" (2.26 x 1.91)

Appointed with a low flush WC, pedestal wash handbasin, freestanding bath with shower attachment, central heating radiator and multi-pane window to rear.



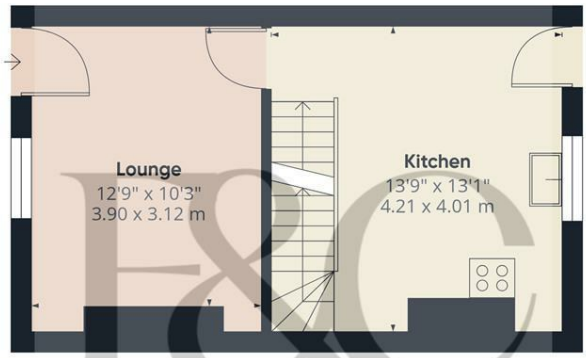
Outside

To the rear of the property is a low maintenance, courtyard style garden offering a good degree of privacy. There is an outbuilding which requires attention and rear pedestrian access.

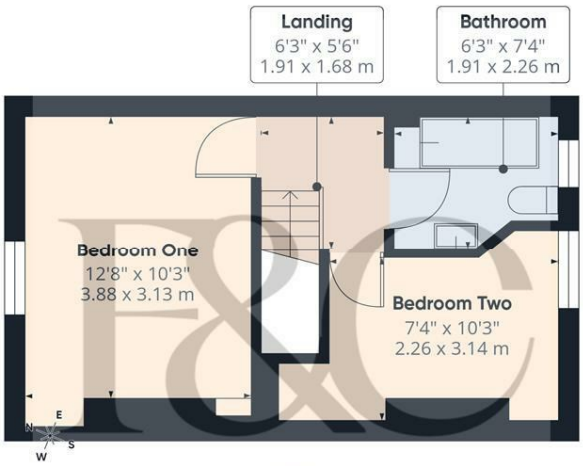
To the front of the property is a driveway providing off-road parking for one vehicle.

Council Tax Band B

Floor -1



Floor 0



Floor 1

Approximate total area(1)

633 ft²

58.7 m²

(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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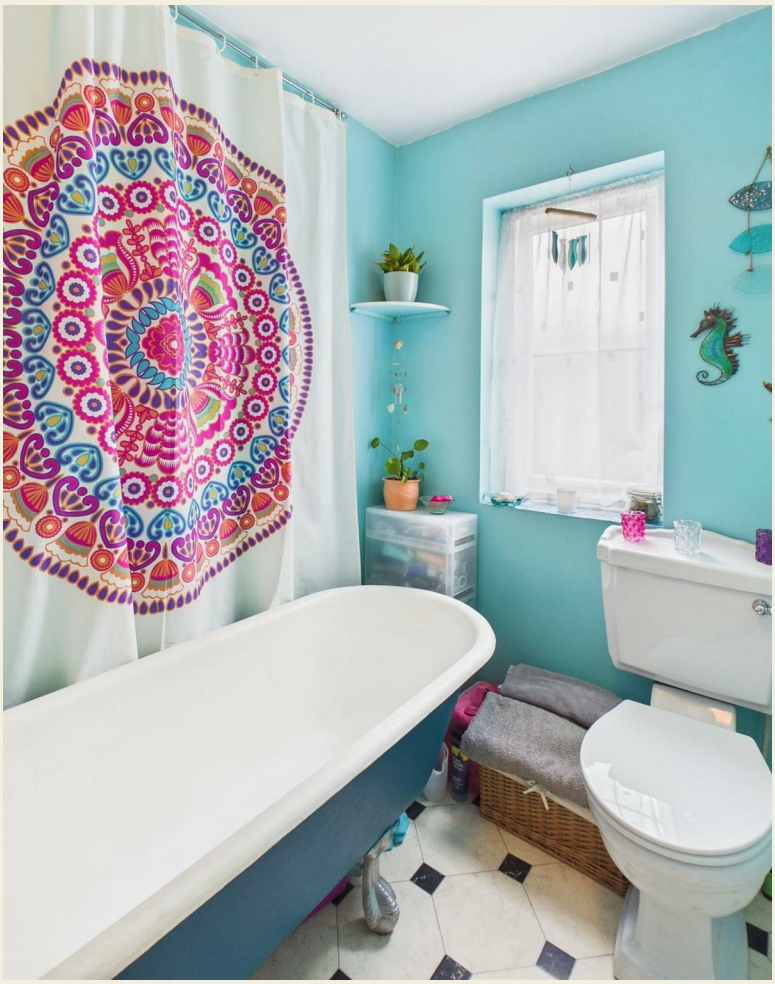

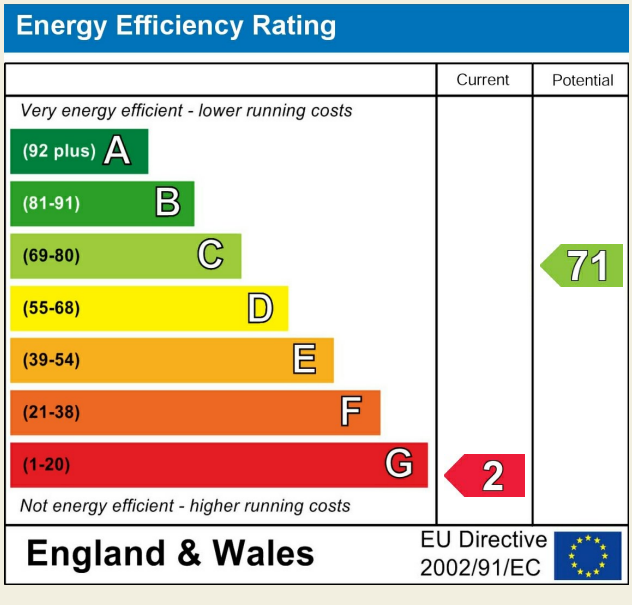

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Council Tax Band: B
Tenure: Freehold