

31 Weston Park Gardens, Shelton Lock, Derby, DE24 9EU

Offers Around £142,500

Freehold



- No Upward Chain
- Ideal Investment or First Time Buyer Property
- Double Glazed & Gas Central Heated
- Hall with Lounge off
- Kitchen
- First Floor Bedroom & Bathroom
- Enclosed Garden
- Two Allocated Car Parking Spaces
- Quiet Cul-de-Sac
- Close To Shops





Summary

A well-presented, one double bedroom, two storey townhouse occupying a cul-de-sac location in Shelton Lock.

This is an opportunity to acquire a modern, one bedroom, townhouse occupying a popular residential location in Shelton Lock. Sold with the benefit of no upper chain the property is double glazed and gas central heated with hall, lounge and kitchen. The first floor landing leads to a double bedroom and bathroom. The outside of the property benefits from two allocated car parking spaces and an enclosed rear garden. The property would be ideal for a first time buyer or buy to let investment.

F&C

The Location

Accommodation

Ground Floor

Entrance Hall

A double glazed entrance door provides access to hallway.

Lounge

With feature fireplace with decorative surround, hearth and electric fire, central heating radiator, staircase to first floor and double glazed window to front.



Kitchen

With L-shaped granite effect worktops with matching upstands, inset stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with built-in oven beneath, appliance spaces suitable for fridge and washing machine, central heating radiator, gas fired boiler, understairs storage cupboard and double glazed window and door to rear.



First Floor Landing

With central heating radiator, storage cupboard, access to roof space and double glazed window to rear.

Double Bedroom

With central heating radiator and double glazed window to front.



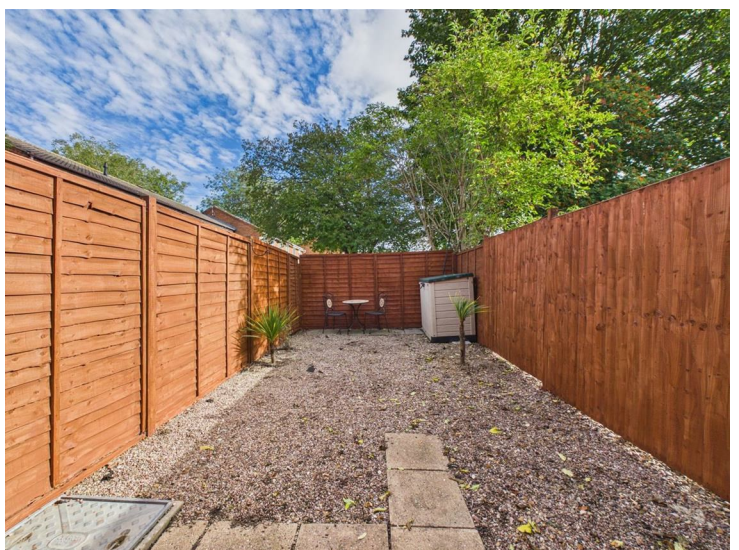
Bathroom

With low flush WC, pedestal wash handbasin, panelled bath with Bristan shower over, central heating radiator and double glazed window to rear.



Outside

To the rear of the property is a low maintenance garden with patio area, gravelled section, timber fencing and gate to side. To the front is a lawn fore-garden and two allocated car parking spaces.



Council Tax Band A



Approximate total area[®]
236.38 ft²
21.96 m²

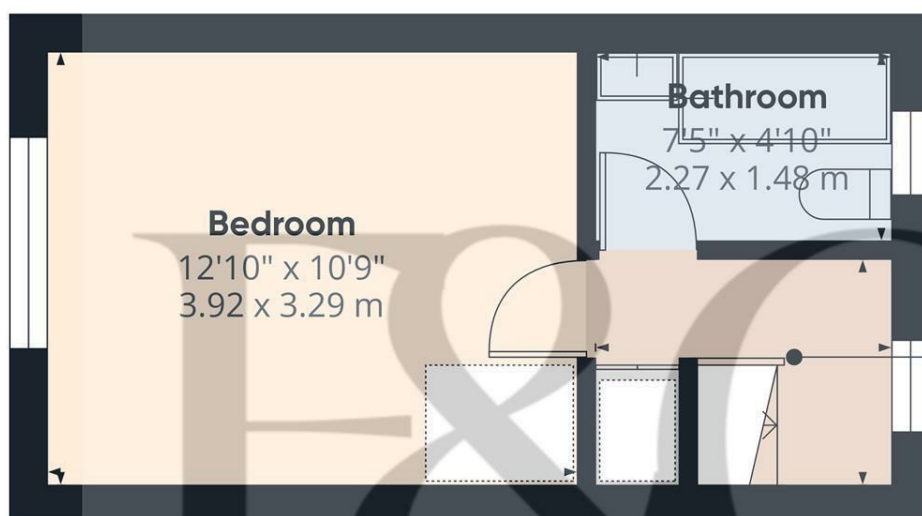
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 0



Approximate total area[®]
193.11 ft²
17.94 m²

(1) Excluding balconies and terraces

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Floor 1



Duffield Office
Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office
15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office
3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

Nottingham Office
2 Broadway
The Birkin Building
Lace Market
Nottingham
NG1 1PS

01158 222244
nottingham@fletcherandcompany.co.uk

31 Weston Park Gardens
Shelton Lock
Derby
DE24 9EU

Council Tax Band: A
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	