



Drewry Lane, City Centre, Derby

£130,000



Key Features

- Terraced Property
- Two Double Bedrooms
- Two Reception Rooms
- Additional Rear Utility Area
- Private Rear Garden
- Large Bathroom
- EPC rating D
- Freehold





This traditional mid-terrace property offers well-proportioned accommodation arranged over two floors and is available for sale with no upward chain, making it an ideal opportunity for buyers looking to put their own stamp on a home or investors seeking a project.

The ground floor comprises a spacious front reception room with natural light from the front elevation, leading through to a separate fitted kitchen with a range of wall and base units, integrated oven and hob, and space for freestanding appliances. To the rear of the property is a useful utility / rear porch area, providing additional storage and access to the garden.

To the first floor, the property offers two generously sized double bedrooms, both of which benefit from good natural light, along with a bathroom fitted with a three-piece suite including bath with shower over, wash hand basin and WC. Externally, the property benefits from a private enclosed rear yard, offering low-maintenance outdoor space. The property offers excellent potential and a solid layout. Situated within a popular residential area, the location

provides convenient access to local amenities, public transport links and the city centre.

Early viewing is recommended to appreciate the space, potential and opportunity this property presents.

External

The property is a traditional mid-terrace home, set back behind a small forecourt and featuring a brick-built façade with a uPVC front door and double-glazed windows to the ground and first floors.

Lounge

A spacious front reception room with a double-glazed window to the front elevation, allowing for good natural light. The room offers ample space for living room furniture and provides access through to the dining room and kitchen.

Dining Room

Situated to the rear of the property, the dining room offers space for a dining table and chairs and benefits from double doors opening into the utility / rear porch, creating a natural link between the internal living space and the rear of the home.

Kitchen

Fitted with a range of wall and base units with complementary work surfaces, inset sink and drainer, integrated oven and gas hob with extractor hood above, and space for freestanding appliances. A window overlooks the rear of the property, and access is provided to the garden via a back door.



Utility / Rear Porch

A useful additional space with plumbing for a washing machine and further storage, with a door providing access to the rear garden.

First Floor Landing

Providing access to both bedrooms and the bathroom.

Bedroom One

A generous double bedroom positioned to the front of the property with a double-glazed window and space for wardrobes and additional bedroom furniture.

Bedroom Two

A second well-proportioned double bedroom with a window overlooking the rear of the property.

Bathroom

Fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin and low-level WC. A frosted window provides natural light and ventilation.

Rear Garden

To the rear is an enclosed garden area, designed for low maintenance, offering a private outdoor space suitable for seating and potted planting.

Buyer Information

In line with AML regulations, Northwood (Derbyshire) Ltd must verify all purchasers' identities. The cost is £35 + VAT (£42 inc. VAT) per person, payable to our verification partner before a sale can be agreed. These particulars are issued in good faith but do not form part of any offer or contract. Details should be independently verified. Measurements are approximate, and services or appliances have not been tested. Buyers should make their own enquiries or surveys. Please contact us for clarification if travelling some distance to view.





FLOORPLAN TO BE ADDED

