





\*\*\*\* IDEAL FIRST TIME BUY OR  
INVESTMENT OPPORTUNITY \*\*\*\*  
PRIVATE ENTRANCE \*\*\*\*

This first floor property offers accommodation comprising a lounge diner, fitted kitchen, one double bedroom, and a bathroom. Externally, the property benefits from communal gardens and residents parking.

Situated in the popular area of Shelton Lock on the outskirts of Derby, the property enjoys excellent access to a wide range of local amenities, shops, schools, and transport links.

Conveniently located for commuters, there is easy access to the A50, M1, and Derby city centre, as well as nearby Rolls-Royce, East Midlands Airport, and Pride Park. Shelton Lock also benefits from pleasant nearby walks along the canal and green open spaces.



## HALL

Private entrance into the hall with stairs to the first floor.

## LANDING

Spacious walk in store cupboard, double glazed window and a radiator.

## LOUNGE DINER

Two upvc double glazed windows and a radiator.

## KITCHEN

Fitted wall m mounted, base and drawer units with work surfaces and a sink and drainer unit. Plumbing and space for a washing machine, space for a cooker and other white goods. Upvc double glazed window and a radiator.

## BEDROOM

Upvc double glazed window and a radiator.

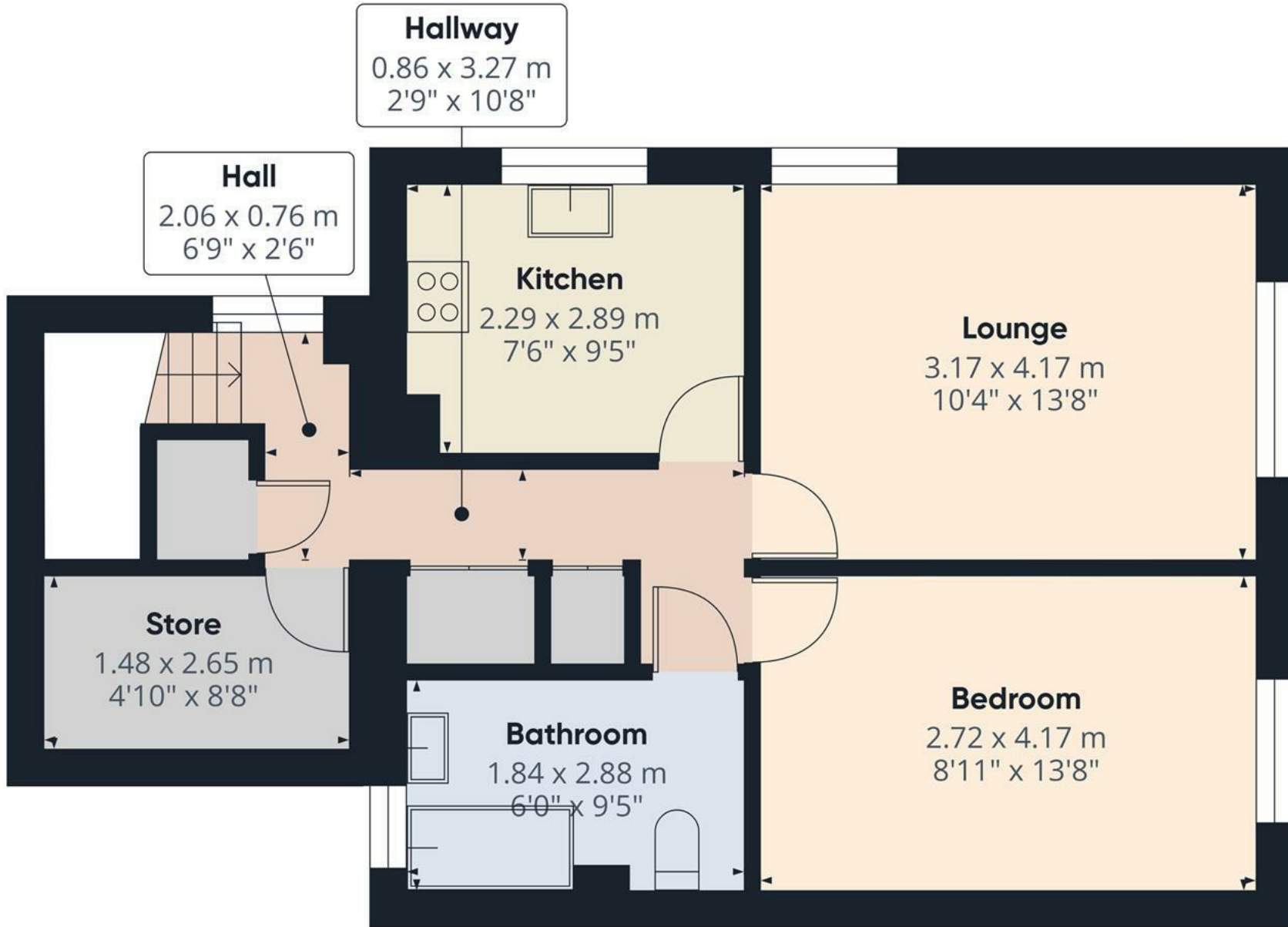
## BATHROOM

Panel enclosed bath with a shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

## OUTSIDE

Residents parking, communal gardens and drying areas.





Approximate total area<sup>(1)</sup>

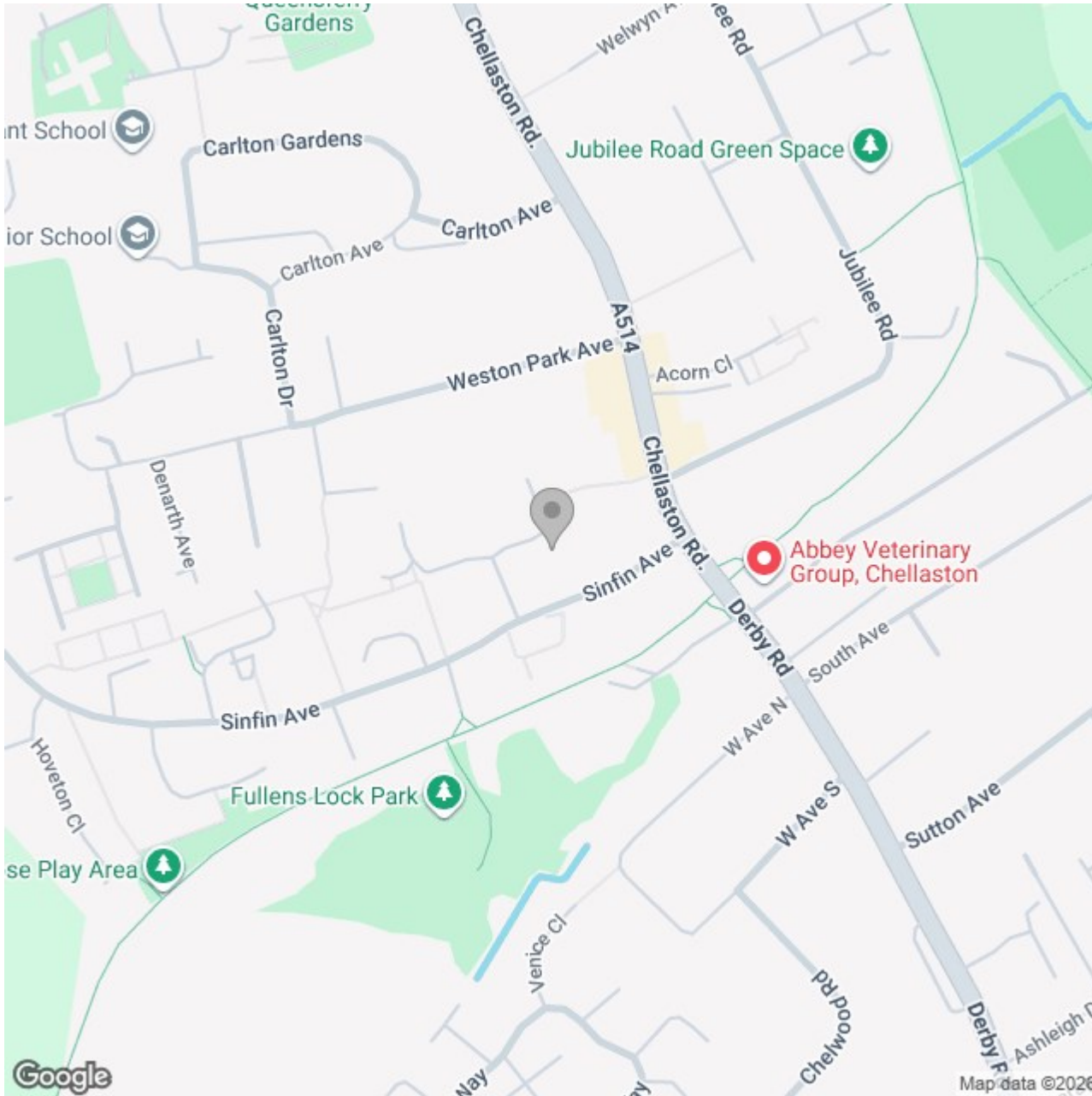
47.8 m<sup>2</sup>  
515 ft<sup>2</sup>

(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.

GIRAFFE360





## Energy Efficiency Rating

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