



Not for marketing purposes INTERNAL USE ONLY

Etruria Gardens  
Derby





### Property Description

Hall & Benson, Allestree are delighted to present to the market this two bedroom terraced property located on Etruria Gardens, Derby. The accommodation in brief comprises of an entrance hall, lounge and kitchen to the ground floor. To the first floor you will find two bedrooms and a family bathroom. Externally to the front you will find a low maintenance fore garden offering a seating area. There is also a pathway leading to the front door. There is also an allocated parking space for the property. The property is well located close to Derby city centre, Darley park and the university of Derby. A viewing is essential to appreciate this fantastic property on offer! To arrange your viewing, please contact us today!

### Ground Floor

#### Entrance Hall

Accessed via a door to the front with stairs leading to the first floor, access to the kitchen and a door leading to the lounge.

#### Lounge

Having a double glazed window to the rear, radiator and carpet flooring.

### Kitchen

A fitted kitchen offering wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. Having an electric oven, gas hob, space for a free standing fridge freezer, space and plumbing for a washing machine, LVT flooring, radiator and a double glazed window to the front.

## First Floor

### Landing

Giving access to the two bedrooms and family bathroom as well as having a cupboard housing the water tank.

### Bedroom One

Having a double glazed windows to the rear, fitted wardrobes, radiator and carpet flooring.

### Bedroom Two

Having a double glazed window to the front, radiator and carpet flooring.

### Bathroom

A fitted suite comprising of a bath with electric shower over, wash hand basin and W/C. Having tiling to the splashbacks, radiator and a double glazed obscure window to the front.

## Outside

### Front

To the front of the property you will find you will find a low maintenance fore garden offering a seating area. There is also a pathway leading to the front door.

### Parking

There is one allocated parking space for the property.



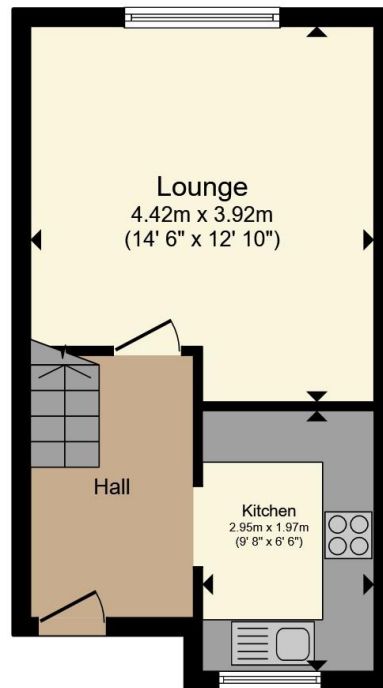




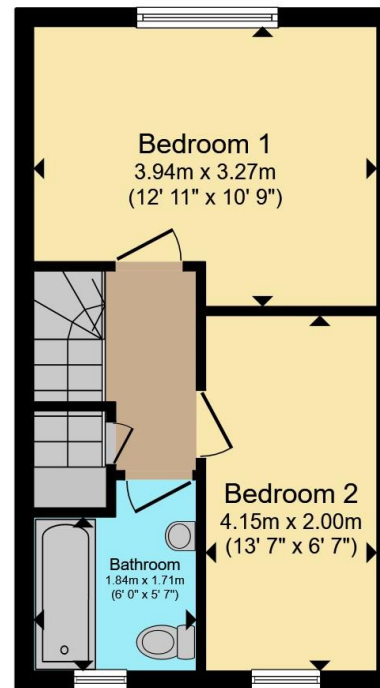








**Ground Floor**



**First Floor**

Total floor area 58.9 m<sup>2</sup> (634 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Hall & Benson on

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Tenure: Freehold



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