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2 Bed House - Terraced

175 Watson Street  
Derby  
DE1 3SJ

£925 Per Month

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**Fletcher**  
& Company

175 Watson Street  
Derby  
DE1 3SJ



- Available Immediately
- Two Reception Rooms
- Extended Kitchen With Appliances
- Two First Floor Double Bedrooms
- Passage Landing & Bathroom
- Pleasant Enclosed Garden backing onto Park
- Council Tax A Band
- A Good Range of Amenities within Easy Reach
- Close to Excellent Transport Links
- Easy Access to Derby City Centre & Beyond

Available Immediately – A well presented traditional two bedroom mid terrace home, ideally situated on the popular Watson Street, just off Kedleston Road and within easy reach of Derby City Centre, the University of Derby, local shops, cafés and excellent transport links.

Offering deceptively spacious accommodation throughout, the property comprises an entrance lounge, inner lobby leading to a separate dining room and an extended fitted kitchen to the rear with washing machine and fridge/ freezer.

To the first floor are two generous double bedrooms and a spacious bathroom fitted with a white four piece suite, including a separate shower cubicle and bath.

Outside, the property benefits from an enclosed rear garden backing directly onto a park, providing a pleasant and private outdoor space.

This attractive home combines traditional character with practical living space in a sought after location.

Early viewing is highly recommended.





### The Location

The properties location just off Kedleston Road gives easy access to a nearby parade shops including a convenience store, post office, barbers, eateries, café, pubs, primary school, a regular bus service into Derby City centre and easy access to attractive Markeaton Park.

### Accommodation

#### Ground Floor

##### Lounge

11'0" x 10'8" (3.37 x 3.27)

A panelled entrance door provides access to lounge with feature fireplace with decorative wooden surround, hearth and interior and open fire grate, central heating radiator, stripped wooden floor, dado rail, china display cabinet to chimney breast recess, coving to ceiling and sash window to front.

##### Inner Lobby

Having an understairs storage cupboard.

##### Dining Room

11'9" x 10'9" (3.60 x 3.28)

With feature fireplace, central heating radiator, sash window to rear and panelled door leading to staircase to first floor.

### Kitchen

16'3" x 5'10" (4.96 x 1.79)

Featuring wood edged granite effect preparation surfaces with tiled surrounds, inset one and a quarter stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, appliance space suitable for free standing gas cooker with extractor hood over, with washing machine and fridge freezer, central heating radiator, tile floor, sash window to side, further window to rear and door to garden.

### First Floor Passage Landing

14'11" x 2'11" (4.57 x 0.90)

With central heating radiator and access to loft space.

### Bedroom One

14'2" x 11'3" (4.32 x 3.44)

Having a feature cast iron fire surround, central heating radiator and two sash windows to front.

### Bedroom Two

11'10" x 10'10" (3.63 x 3.31)

With central heating radiator and sash window to rear overlooking park.

### Bathroom

9'3" x 8'7" (2.84 x 2.62)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, roll edge claw foot bath with shower attachment, separate shower cubicle, chrome towel radiator and sash window to rear.

### Outside

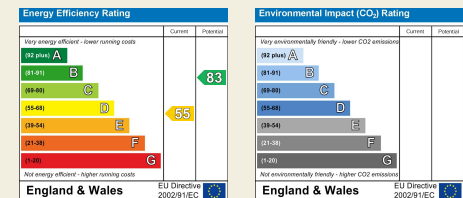
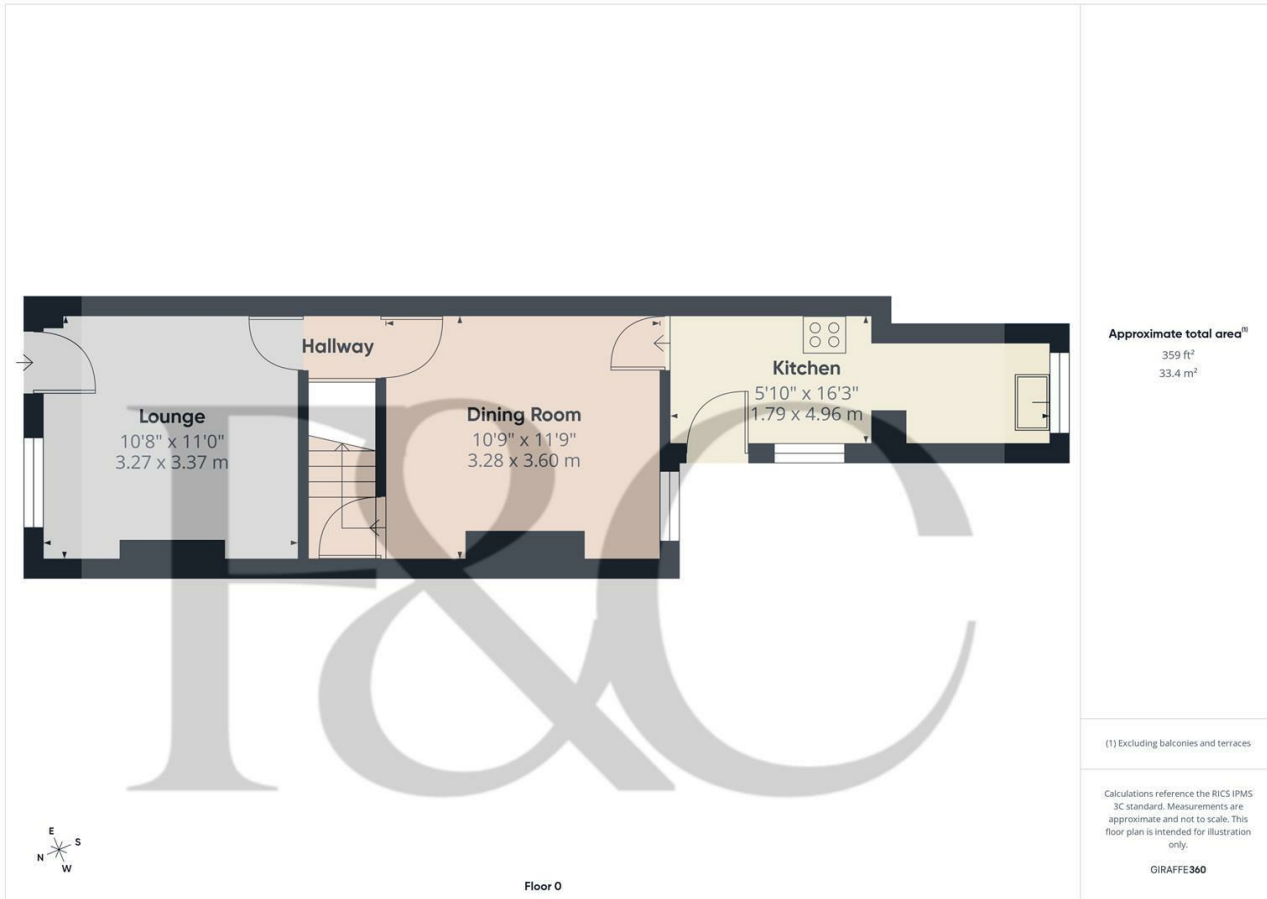
To the rear of the property is an enclosed, low maintenance garden with paved patio/terrace, herbaceous borders, timber fencing to the boundary and a shared passageway to the pavement. There is a pleasant backdrop of mature trees and neighbouring park.

### Council Tax Band A

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