


# 3 Bed House - Mid Terrace

Price £140,000

 Pelham Street, Derby, DE22 3UG




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A smart and stylish thoughtfully upgraded terraced home situated in this popular locality, offering light and spacious accommodation, ideal for first time buyers or investment. Gas central heating and UPVC double glazing. In brief; sitting room, dining room, well equipped kitchen, useful cellar converted to provide further storage space or ancillary accommodation. To the first floor a landing leads to two bedrooms and modern bathroom. To the second floor is a sizeable main bedroom. Outside is a low maintenance rear garden. The property is sold freehold. Council tax band A. Energy rating.

## Sitting Room 12'0" x 10'8" (3.66 x 3.25)



Having exposed brick fire surround with open fire, radiator, laminated wood effect floor, television connection point, UPVC double glazed window and UPVC double glazed entrance door.



## Inner Lobby

With door to cellar.

## Dining Room 12'0" x 10'10" (3.66 x 3.30)



Having radiator, UPVC double glazed window and staircase to first floor.



## Useful Basement Room

Panelled out to a provide ancillary room.

## Kitchen 13'3" x 6'7" (4.04 x 2.01)



Having a range of modern wall and base cupboards, inset halogen hob with electric fan assisted oven, extractor hood, radiator, space and plumbing for automatic washing machine, wall mounted combination gas boiler, UPVC windows and door to rear garden.



## First Floor Passage Landing


With staircase to attic room and radiator.

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**Bedroom One 12'2" x 10'9"**  
**maximum (3.71 x 3.28**  
**maximum)**



'L' shaped and having radiator and UPVC double glazed window to front aspect.

## Bathroom

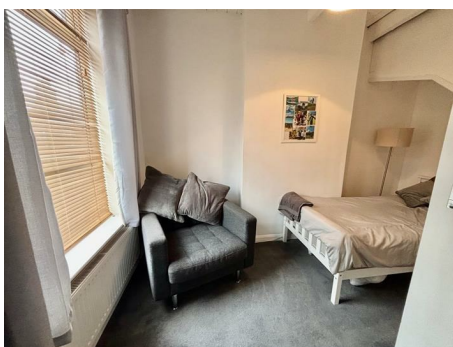


Having modern white three piece suite with mains fed shower, radiator and UPVC double glazed window to rear aspect.

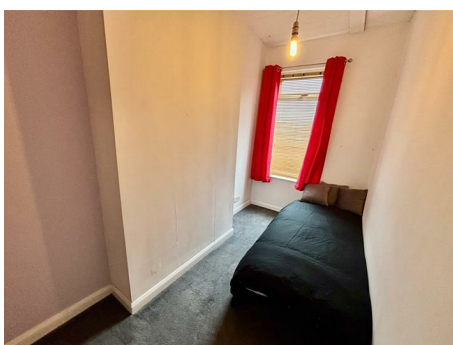


## Second Floor

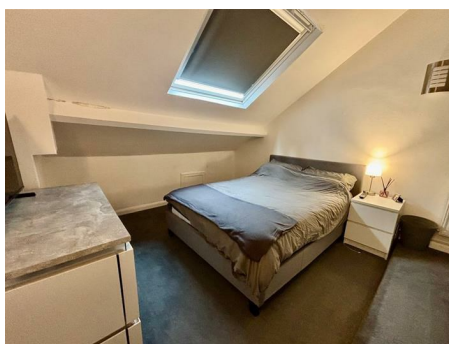
**Bedroom Three 10'8" x 10'9"**  
**(3.25 x 3.28)**



**Bedroom Two 11'11" x 5'5"**  
**plus recess'0" (3.63 x 1.65 plus**  
**recess0.00)**



Having radiator and UPVC double glazed window to rear aspect.



Having separate study area (10'10 x 4'7), having velux double glazed sky light, two wall light points, bulk head storage and radiator.

## Outside


To the rear is a paved yard with gated access to front.

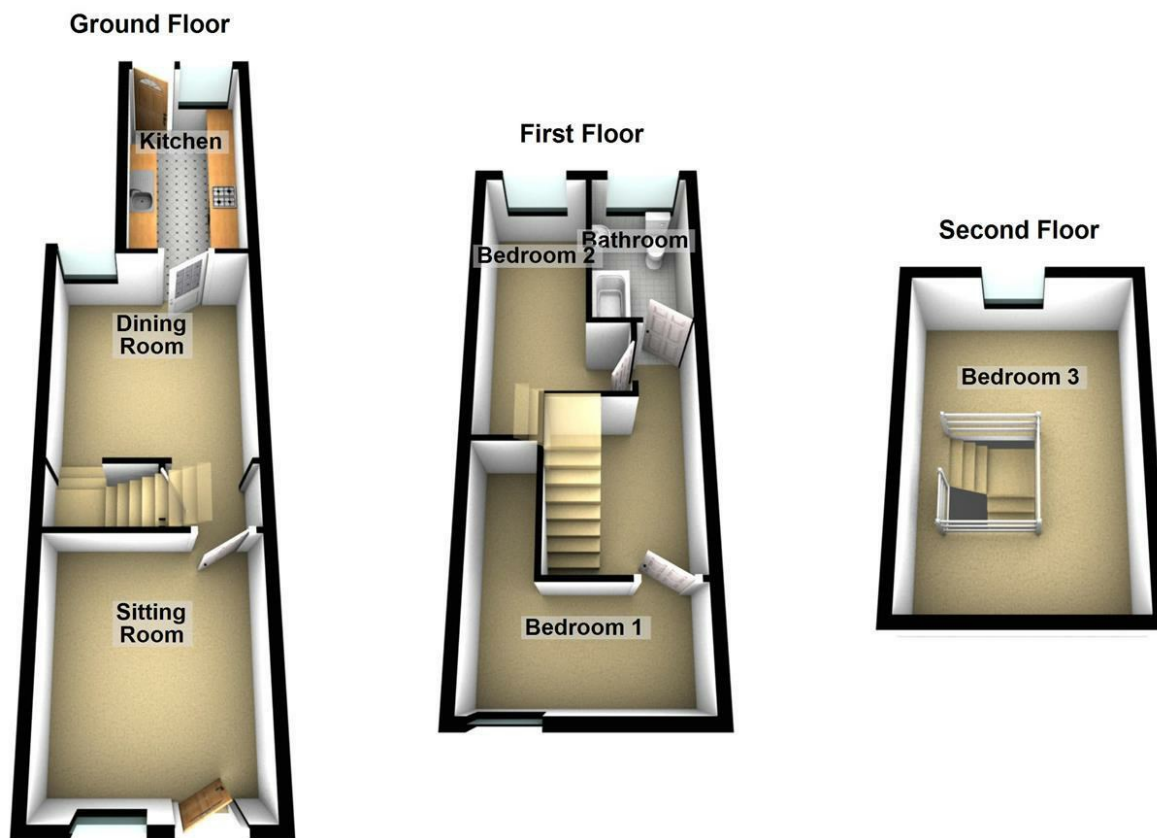
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(32-35) <b>A</b>			
(27-31) <b>B</b>			
(22-26) <b>C</b>			
(15-21) <b>D</b>			
(9-14) <b>E</b>			
(4-8) <b>F</b>			
(1-3) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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