Boxall Brown & Jones

Chartered Surveyors
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Residential Lettings
Property Management



100 Longford Street, Derby, DE22 1GH

Offers Over £200,000

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Situated in the heart of Derby, a short walk from the vibrant city centre and university, this is a beautifully presented end terraced house which benefits from gas central heating and double glazing.







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The current vendors have undertaken a full programme of modernisation and improvement throughout the house offering delightful accommodation which in brief comprises a lounge, inner lobby with useful understairs storage cupboard and dining room with open plan access to the kitchen and staircase leading to the first floor. The kitchen has been refitted to include a range of integrated appliances and door to the garden. To the first floor are two good sized bedrooms and a bathroom with shower over the bath and wall mounted boiler, providing domestic hot water and central heating.

Outside, the property benefits from a garden area to the rear which has been laid for ease of maintenance with a shed/workshop (with power and lighting). To the front elevation there is "on street permit parking".

This property benefits from being located at the very end of Longford Street which is a popular residential location within the heart of the city. As well as being close to the city centre, the house is within walking distance of both Derby Park and Markeaton park which provide delightful walks and recreational facilities. The university can be reached on foot in a matter of minutes and there are regular bus services into the city centre.

This property would be ideal for a first time buyer and should be viewed to be fully appreciated.

ACCOMMODATION
Entering the property through front door into:

LOUNGE
13' x 11'2" (3.96m x 3.40m)
With two double glazed windows overlooking the front elevation, (Smart) Gas meter cupboard with additional storage, open shelving and double radiator.

INNER LOBBY
With access to:

UNDERSTAIRS STORAGE CUPBOARD
This large storage cupboard houses the (Smart) Electric meter and consumer unit and provides a useful space.

DINING ROOM
12' x 11'10" (3.66m x 3.61m)
With a staircase leading to the first floor, feature fireplace with electric fire set upon a hearth, double glazed window to the rear elevation, radiator with shelf over and open plan access to the:

KITCHEN
9'9" x 6'5" (2.97m x 1.96m)
With a range of work surface/preparation areas, wall and base cupboards and an integrated electric oven, hob and modern extractor over. This room has a the sink unit with drainer beneath a double glazed window overlooking the rear elevation. The kitchen contains the rear double glazed door leading

to the garden and there is appliance space, useful drawers and selective complementary tiling.

TO THE FIRST FLOOR

LANDING
With radiator.

BEDROOM ONE
13' x 11'3" (3.96m x 3.43m)
With double glazed window to the front elevation and radiator.

BEDROOM TWO
12' x 8'10" (3.66m x 2.69m)
With double glazed window to the rear elevation, radiator and useful storage cupboard/wardrobe with coat hanging space.

BATHROOM
9'4" x 6'4" (2.84m x 1.93m)
With low level WC, pedestal wash hand basin and bath with shower over the bath, radiator and frosted double glazed window. The boiler, providing domestic hot water and central heating is set within an open alcove with additional shelving.

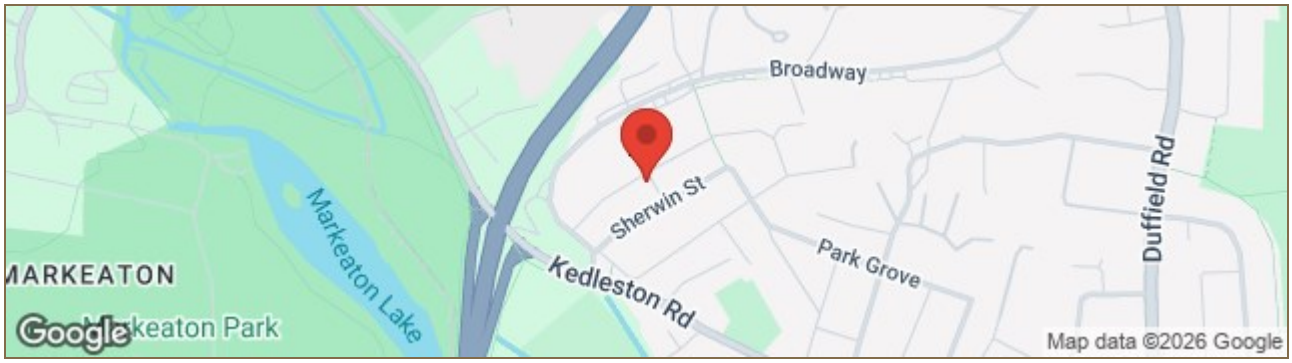
OUTSIDE
Outside the property has a delightful enclosed area to the rear which has been laid for ease of maintenance with selective ample space for pot plants and outdoor furniture. There is a shed/workshop (with power and lighting) and to the front there is "on street permit parking".







Road Map



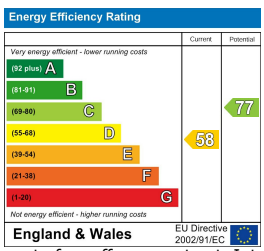
Floor Plan

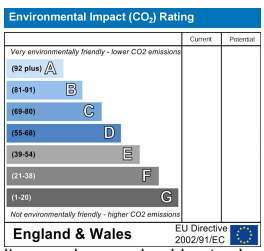


Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.
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