



2 Bed House - Terraced

7 Tamworth Terrace, Duffield, Belper DE56 4FD

Offers Around £194,950 Freehold



FLETCHER
& COMPANY

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- Traditional Mid Terraced Home
- Well Presented with Tasteful Neutral Decoration
- Ideal First Time Buy or Investment
- Lounge, Dining Kitchen, Rear Hallway & Utility/WC
- Two Double Bedrooms
- Contemporary Four Piece Bathroom
- Front Garden & Driveway
- Rear Courtyard with Brick Outbuildings
- Highly Sought after Village with Great Amenities
- Ecclesbourne School Catchment

NO CHAIN - A two double bed roomed terrace of style and character, located close to Duffield village centre and its amenities occupying a very sought after location. An ideal opportunity for the young professional, first time buyer or investor.

We believe the property was built in the 1890's, constructed of brick beneath a pitch tiled roof with the front elevation being relieved by matching UPVC double glazed windows and benefits from a driveway providing off road car parking at the front.

The property has gas central heating and double glazing and has been presented to a tasteful neutral theme throughout. The accommodation in brief comprises: lounge and open plan fitted kitchen/dining room rear hallway and downstairs utility room/wc.

The first floor passaged landing leads to two double bedrooms and a well appointed contemporary bathroom with four piece suite including a bath and separate shower.

The property enjoys manageable gardens with a warm sunny aspect, together with two useful brick stores.

LOCATION

The village of Duffield provides an excellent range of amenities including a varied selection of shops, post office, library, veterinary surgery, historic St Alkmunds church and a selection of good restaurants, medical facilities and schools including The Meadows, William Gilbert Primary Schools and the noted Ecclesbourne School.

There is a regular train service into Derby city centre, which lies some five miles to the south of the village with Derby's outer ring road providing onward connections to principle trunk roads, the motorway network and other East and West Midlands centres.

Local recreational facilities within the village include squash, tennis, cricket, football, rugby and the noted Chevin Golf Course. A further point to note is that the Derwent Valley in which the village of Duffield nestles is one of the few world heritage sites and is surrounded by beautiful countryside.

THE ACCOMMODATION

GROUND FLOOR

Entrance through a composite double glazed entrance door with frosted glass insets into:

Lounge

12'4" x 11'11" into recess (3.76m x 3.63m into recess)

Having a recessed fireplace with painted wood surround, tiled hearth and a Dimplex log effect electric fire, TV point, central heating radiator, light oak effect laminate flooring and a PVCu double glazed window to the front elevation.

Open archway access into:



Inner Lobby Area

Having a ceramic tiled floor, doorway giving access through to an under-stairs storage cupboard with built-in coat hooks and a ceramic tiled floor and further open archway access leading into the dining kitchen.

Dining Kitchen

11'11" x 11'8" (3.63m x 3.56m)

Fitted with a range of grey painted panelled units comprising wall, base and drawer units with brushed stainless steel handles, roll edge laminated work surfaces over, metro style ceramic tiled splash-backs, integrated stainless steel electric oven, stainless steel gas four ring hob with stainless steel extractor unit over, stainless steel one and a half bowl sink drainer unit and low level appliance space with plumbing for automatic washing machine. Feature recessed fireplace, telephone point, ceramic tiled floor, central heating radiator and PVCu double glazed window to the rear elevation. A panelled doorway gives access through to the staircase leading to the first floor landing and a glass panelled doorway gives access to a rear hallway.



Rear Hallway

6'4" x 3" (1.93m x 0.91m)

Having a ceramic tiled floor, obscure glass panelled door to the side giving access to the rear and a sliding door giving access to a downstairs WC/utility room.

WC/Utility Room

6'3" x 4'9" (1.91m x 1.45m)

Fitted with a white two-piece suite comprising a low level WC with push button flush, ceramic wash hand basin with chrome monobloc mixer tap standing on a white high gloss vanity unit, ceramic tiled floor, central heating radiator, roll edge laminated work surface and plumbing for automatic washing machine. Wall mounted high gloss cupboards with brushed stainless steel handles, wall mounted Potterton combination boiler concealed in a wall mounted cupboard and wood unit double glazed obscure window to the side elevation.



FIRST FLOOR

Passageway Landing

Having loft access, central heating radiator and panelled doors giving access through to the master bedroom, bedroom two and bathroom.

Master Bedroom

12'5" x 11'10" into recess (3.78m x 3.61m into recess)

Having storage cupboards built into the recess, built-in shelving, central heating radiator, PVCu double glazed window to the front elevation and a built-in wardrobe with painted wooden floorboards and hanging rail.



Bedroom Two

11'7" x 8'11" (3.53m x 2.72m)

Having a TV point, central heating radiator, built-in wardrobes and cupboards and a PVCu double glazed window to the rear elevation.



Contemporary Bathroom

8'1" x 6'3" (2.46m x 1.91m)

Fitted with a white four-piece suite comprising a low level WC with push button flush, panelled bath with chrome mixer tap, ceramic wash hand basin with chrome monobloc mixer tap built into a white high gloss vanity unit and a corner shower cubicle with wall mounted chrome mains fed shower unit with shower attachment. Ceramic tiled floor, ceramic tiling to walls, monochrome ladder style heated towel rail, feature vertical mosaic style tiled border, wall mounted bathroom cabinet with mirrored front, wall mounted light and a PVCu double glazed window to the rear elevation.



OUTSIDE

Approached along a gravelled lane off Holloway Road.



Frontage & Driveway

To the front of the property there is a gravelled driveway providing off-road car standing for one vehicle, a paved fore court, brick built barbecue and the garden area is enclosed by a fence panelled boundary to either side.

Rear Open Courtyard

To the rear of the property there is a courtyard area with a shared pathway to the rear providing access through to two brick built outbuildings. owned by the property providing useful storage or a garden store.

Brick Built Outbuildings

These two brick built outbuildings are owned by the property providing useful storage or a garden store.



Ground Floor

Approx. 35.3 sq. metres (380.3 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.9 sq. feet)



Total area: approx. 70.3 sq. metres (757.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used by any prospective purchaser as a guide to the layout.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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