

# Fletcher & Company

7 Brick Row, Darley Abbey, Derby, DE22 1DQ

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Offers Around £225,000

Freehold

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- Grade II\* Listed Cottage Requiring Modernisation
- Close to Darley Park
- Ecclesbourne School Catchment Area
- Lounge
- Breakfast Kitchen
- First Floor - Two Bedrooms & Bathrooms
- Second Floor - Two Bedrooms
- Low Maintenance Courtyard Style Garden with Outbuilding/Store
- Offers Excellent Potential - Character Features
- Easy Access to Local Transport Links - No Chain







## Summary

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CLOSE TO DARLEY PARK - This is a three storey, four bedroom, Grade II\* listed, mid-terrace cottage offering a fabulous location being close to Darley Park.

Requiring modernisation the property features an entrance hall, lounge and breakfast kitchen with pantry to the ground floor. The first floor landing leads to two bedrooms and a bathroom. The second floor leads to two further bedrooms.

To the rear of the property is a courtyard style garden with outbuilding and WC.

Situated next to Darley Park and Darley Abbey Mills, residents can enjoy leisurely walks and the beauty of nature right on their doorstep.

# F&C

## The Location

The property's position in Darley Abbey gives easy access to the fabulous park and walks along the river Derwent into the city centre. Within the village there is a primary school, cafe, bars, restaurants, church, easy access to the A6 and a regular bus service. The property also gives easy access to major transport links in the area.

## Accommodation

### Ground Floor

#### Hallway

15'2" x 3'7" (4.64 x 1.11)

An entrance door provides access to hallway with staircase to first floor.

#### Lounge

13'11" x 9'11" (4.25 x 3.03)

Having a feature fireplace, exposed beams, useful storage cupboard and multi-pane window to front.





### **Breakfast Kitchen**

12'9" x 9'1" (3.91 x 2.78)

With stainless steel sink unit, cupboards, chimney breast with fireplace, appliance spaces, door to pantry and door to garden.



### **Pantry**

16'7" x 2'10" (5.06 x 0.88)

Having an exposed beam ceiling, multi-pane window to rear and door to kitchen.

### **First Floor Landing**

11'9" x 5'6" x 5'9" x 5'4" x 2'11" x 2'9" (3.59 x 1.70 x 1.77 x 1.63 x 0.89 x 0.84)

A spacious landing with staircase to second floor.



### **Bedroom One**

13'9" x 8'3" (4.21 x 2.53)

Featuring a fire with surround and multi-pane window to front.



### **Bedroom Two**

9'0" x 8'8" (2.75 x 2.66)

Having a multi-pane window to rear.



### **Bathroom**

7'4" x 5'10" (2.25 x 1.79)

Appointed with a low flush WC, wash handbasin, bath and multi-pane window to rear.



### **Second Floor Landing**

5'4" x 2'7" (1.65 x 0.79)

### **Bedroom Three**

17'0" x 7'4" (5.20 x 2.24)

Having a multi-pane window to front.



### **Bedroom Four**

14'1" x 7'3" (4.31 x 2.22)

With feature fire surround and multi-pane window to rear.





## Outside

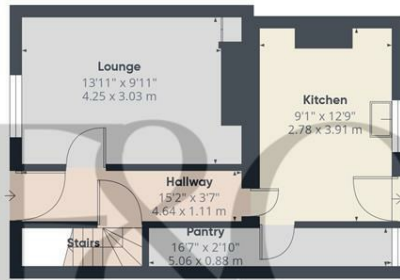
To the rear of the property is a low maintenance garden featuring a patio, slate chipping borders, raised wood edged beds and an outbuilding incorporating a storeroom and WC.



## Council Tax Band D



Please note: the property is subject to a formal request by Derbyshire Building Control regarding a leaning chimney requiring replacement/maintenance to comply with necessary standards. Further information is available at application, however, we feel the work could be completed in line with the overall modernisation of the property.



Floor 0



Floor 1



Floor 2

Approximate total area<sup>®</sup>

958 ft<sup>2</sup>  
89 m<sup>2</sup>

Reduced headroom

7 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Energy Efficiency Rating

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

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Council Tax Band: D  
Tenure: Freehold

