

# Fletcher & Company

20 Towpath Way, Spondon, Derby, DE21 7SL

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Offers Around £169,950

Freehold

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- Stylish End Townhouse - Must Be Viewed
- Gas Central Heating & Double Glazing
- Open Plan Living/Dining/Kitchen with Appliances
- Two Double Bedrooms & Two Bathrooms
- Private Low Maintenance Garden
- Allocated Car Parking Space
- Excellent Transport Links & Amenities
- Close to Spondon Railway Station & Good Bus Routes
- Ideal For First Time Buyer or Couple
- Well Presented Throughout





## Summary

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\*\*Due to the high level of interest we have received for this property we are inviting best and final offers in writing by 12pm on Wednesday 25th February to [annette@fletcherandcompany.co.uk](mailto:annette@fletcherandcompany.co.uk)\*\*

This is an impressive two double bedroom, two bathroom end townhouse tucked away on this estate in the popular village of Spondon.

The location is excellent, being close to Spondon Railway station, good bus routes, the M1 junction 25, the East Midlands International airport and the centres of both Derby and Nottingham.

The property is set over three floors and features double glazed and gas central heated accommodation. The ground floor comprises entrance hall, bedroom two and shower room and the first floor comprises an open plan living space with lounge, dining and kitchen. The second floor features a principle bedroom with en-suite shower room.

To the front of the property there is a low maintenance, private garden featuring a patio, an artificial lawn, pathway and decked area with a pleasant backdrop of mature trees.

The property benefits from an allocated parking space.

# F&C

## The Location

Spondon is a popular village a few miles east of Derby and features a busy high street with a varied selection of amenities including a primary and secondary school. There is easy access to a nearby retail park and to the A52 making it within easy commuting distance of both Derby and Nottingham.

## Accommodation

### Ground Floor

#### Entrance Hall

8'8" x 5'7" (2.66 x 1.72)

An entrance door provides access to hallway with central heating radiator and staircase to first floor.

#### Bedroom Two

15'1" x 8'11" (4.60 x 2.74)

With central heating radiator and double glazed window to front.



### Shower Room

7'4" x 5'10" (2.25 x 1.78)

Appointed with a low flush WC, pedestal wash handbasin with tiled surrounds, shower cubicle, central heating radiator and understairs storage cupboard.



### First Floor

#### Open Plan Living Space

15'1" x 15'1" (4.61 x 4.60)

#### Lounge/Dining Area

Having a central heating radiator and double glazed windows to side and front with pleasant views over mature trees.



### **Kitchen Area**

Comprising granite effect worktops with tiled surrounds, inset stainless steel sink unit, electric hob with extractor hood over and built-in oven beneath, fridge freezer, dishwasher, double glazed window to side and door to inner hallway.



### **Inner Hallway**

3'7" x 2'9" (1.10 x 0.86)

With staircase to second floor.

### **Second Floor**

#### **Bedroom One**

13'1" x 12'0" (4.00 x 3.68)

Having a central heating radiator, built-in wardrobe, two double glazed windows to side and two double glazed windows to front.



### En-Suite Shower Room

6'5" x 6'4" (1.98 x 1.94)

Appointed with a low flush WC, pedestal wash handbasin, shower cubicle and chrome towel radiator.



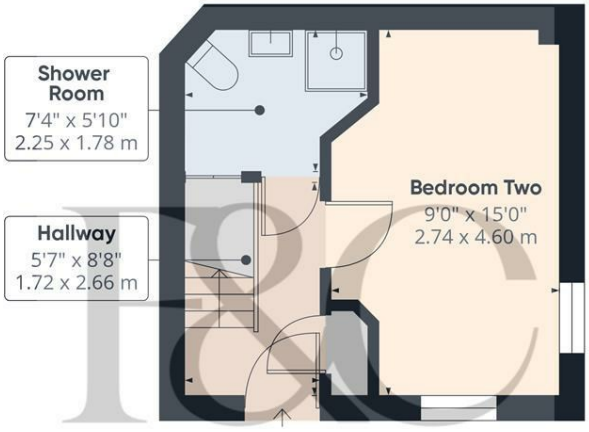
### Outside

To the front, the property benefits from a low maintenance garden which offers a high degree of privacy and features artificial lawn, decked area with herbaceous borders and pathway giving access to a pedestrian gate and nearby allocated parking space. The property is located to the rear of number 14.

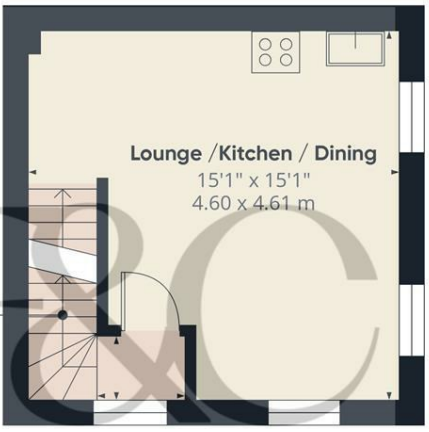


Council Tax Band B





Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
611 ft<sup>2</sup>  
56.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



**Duffield Office**

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

**Derby Office**

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

**Willington Office**

3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
willington@fletcherandcompany.co.uk

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Spondon  
Derby  
DE21 7SL

Council Tax Band: B  
Tenure: Freehold



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>	<b>77</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	