Fletcher & Company

14 St. Pauls Road, Chester Green, Derby, DE1 3RS

Offers Around £249,950

Freehold

- No Upper Chain
- Part Double Glazing & Gas Central Heating
- Lounge & Dining Room
- Refitted Kitchen & Well-Appointed Bathroom
- Three First Floor Bedrooms
- Further Second Floor Bedroom
- Enclosed Rear Garden with Potential Off-Road Parking
- Highly Convenient Location
- Pleasant Views & Walks in the Area
- Close to Excellent Amenities

Summary

This is a spacious, three storey, four bedroom, end-terrace occupying a fabulous location overlooking picturesque Chester Green.

The property is sold with the benefit of no upper chain and is part double glazed with gas central heating. The accommodation comprises entrance hall, lounge, dining room, refitted kitchen, refitted bathroom, three first floor bedrooms and a further second floor bedroom.

There is an enclosed rear garden and potential for off-road parking.

The Location

The property directly fronts on to Chester Green and is a short distance from delightful walks around the green and Darley Park with walks along the banks of the River Derwent. There are a selection of amenities at Darley Abbey Mills and direct access to the city centre with a complete range of services. The property provides easy access to a nearby retail park as well as Pride Park, the train station and transport links.

Accommodation

Ground Floor

Hallway

16'1" x 3'1" (4.92 x 0.94)

A panelled entrance door provides access to hallway with central heating radiator, coved cornice, dado rail and understairs storage area.

Lounge

11'6" x 11'1" (3.51 x 3.40)

With feature fire surround, central heating radiator, coved cornice, picture rail, dado rail and sash window to front.

Dining Room

14'7" x 11'8" (4.45 x 3.57)

Having a central heating radiator, staircase to first floor and double glazed window to rear.

Refitted Kitchen

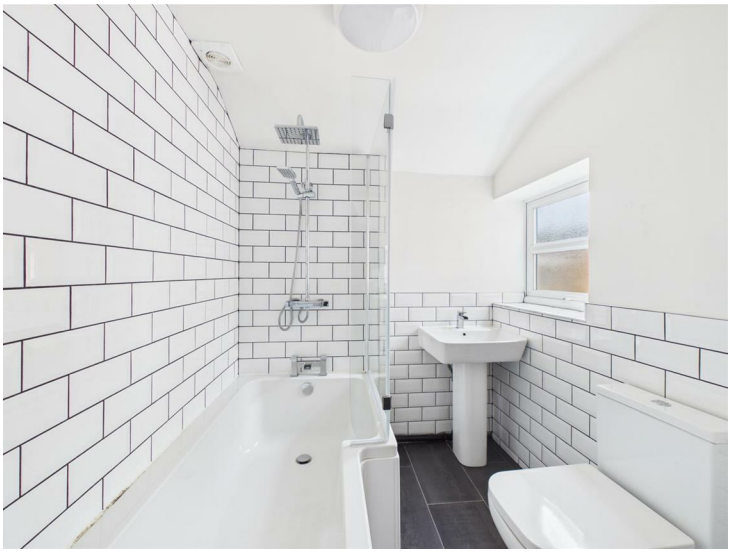
9'8" x 6'3" (2.97 x 1.92)

With quartz effects worktop, tiled surrounds, inset sink unit with mixer tap, gloss finish base cupboards and drawers, complementary wall mounted cupboards, inset four plate electric hob with built-in oven beneath, appliance space suitable for fridge freezer and washing machine, central heating radiator, double glazed window to side, double glazed door to rear garden and door to bathroom.

Well-Appointed Bathroom

7'1" x 5'10" (2.18 x 1.78)

Partly tiled with the white suite comprising low flush WC, pedestal wash handbasin, panelled bath with shower over, central heating radiator, cupboard housing the boiler and double glazed window to side.



First Floor Landing

12'2" x 2'9" (3.73 x 0.86)

A passage landing with central heating radiator and staircase to second floor.

Bedroom One

14'8" x 11'7" (4.48 x 3.55)

Having a central heating radiator and window to front overlooking Chester Green.

Bedroom Two

11'5" x 8'8" (3.49 x 2.65)

With central heating radiator, useful storage cupboard and double glazed window to rear.

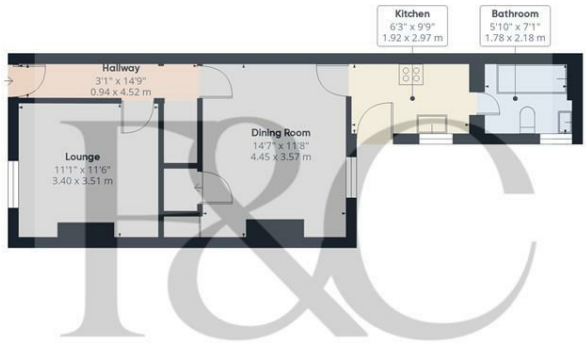
Bedroom Three
9'10" x 6'5" (3.00 x 1.98)
Having a central heating radiator and double glazed window to rear.

Second Floor Landing
2'10" x 2'9" (0.88 x 0.85)

Bedroom Four
13'6" x 11'11" (4.14 x 3.64)
With central heating radiator, storage cupboard and window to front overlooking Chester Green.

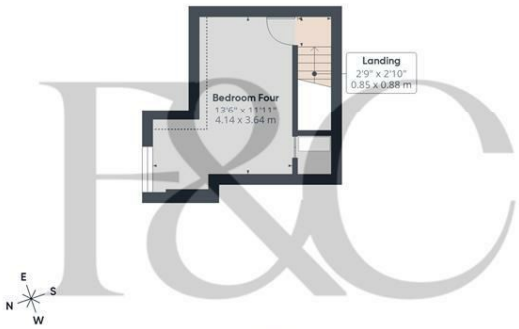
Outside
To the rear of the property is an enclosed garden with potential for an off-road parking space.
To the front is a low maintenance garden with slate chipping border, flowerbed and views over the adjacent green.

Council Tax Band C



Floor 0

Floor 1



Floor 2

Approximate total area(1)

1035 ft^2

95.9 m^2

Reduced headroom

12 ft^2

1.1 m^2

(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.

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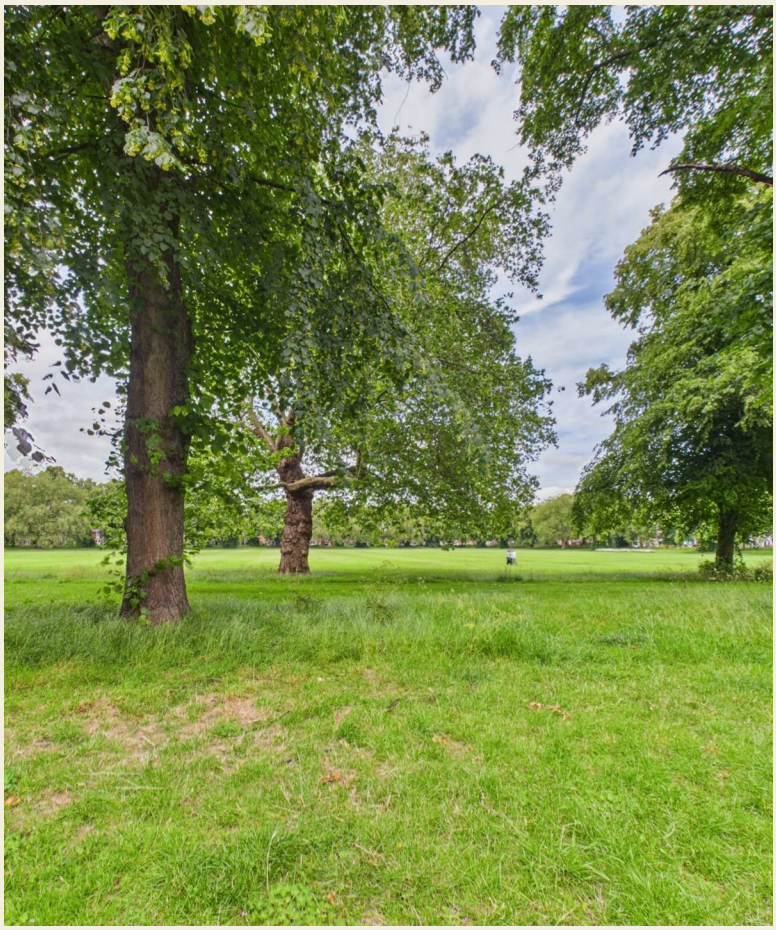

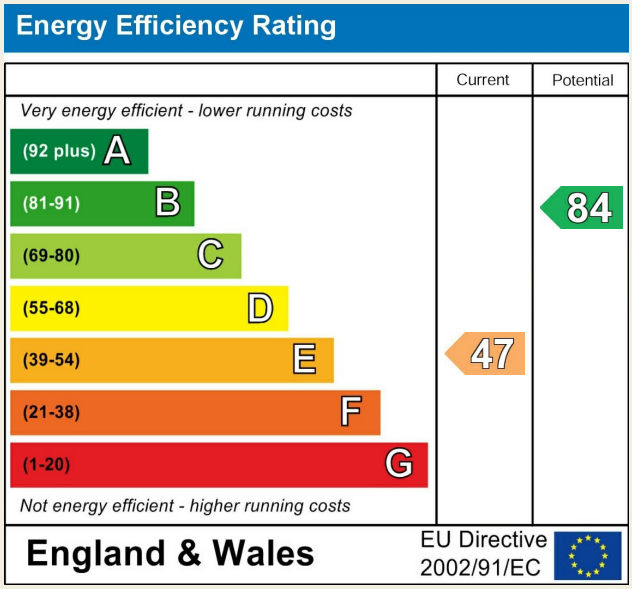

Duffield Office

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

14 St. Pauls Road
Chester Green
Derby
DE1 3RS

Council Tax Band: C
Tenure: Freehold