Fletcher & Company

# 24 Brough Street, Derby, DE22 3EL

## Offers Around £150,000

Freehold

- No Upper Chain
- Double Glazed & Gas Central Heated
- Lounge & Dining Room
- Good Sized Kitchen
- Two Further First Floor Bedrooms
- Well-Appointed Shower Room
- Attractive, Low Maintenance Rear Garden
- Useful Outbuilding Offering Conversion Potential
- Popular Location in the City
- Viewing recommended

## Summary

This is a tastefully presented, well-maintained, two double bedroom traditional mid-terrace in a popular location off Slack Lane in Derby. The property is sold with the benefit of no upward chain and is double glazed and gas central heated. Accommodation comprises lounge, dining room, good sized kitchen and a rear outbuilding offering excellent potential to extend the kitchen further or add a utility/WC.

The first floor features two double bedrooms and a spacious, well-appointed shower room.

To the rear of the property is a very pleasant, low maintenance garden with patio area, artificial lawn, raised borders, brick walling and timber fencing and the afore mentioned useful out building. There is access to the front via a shared alleyway to the side.

## The Location

Slack Lane runs parallel to Ashbourne Road which offers easy access into Derby City Centre and a full range of amenities. There are local shops nearby, recreational areas, regular buses, schooling and both Markeaton and Darley Park.

## Accommodation

### Lounge

11'3" x 10'11" (3.43 x 3.34)

A UPVC and double glazed entrance door provides access to the lounge with central heating radiator, feature fireplace with decorative wooden surround, granite hearth with living gas fire, two useful storage cupboards and double glazed window to front.

### Inner Lobby

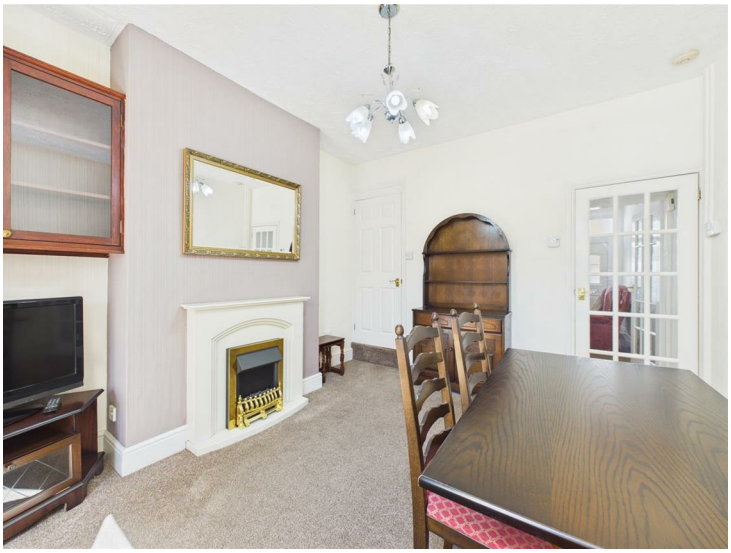
2'8" x 2'7" (0.82 x 0.81)

Having door to understairs storage cupboard.

## Dining Room

11'10" x 10'10" (3.63 x 3.31)

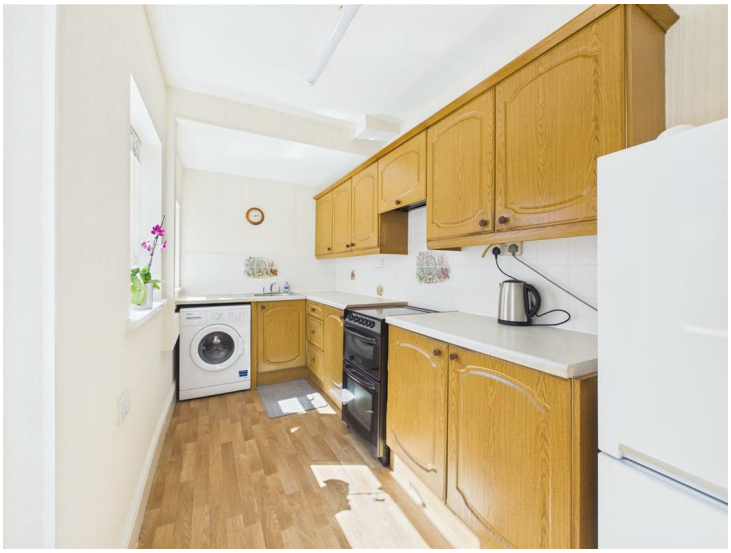
Having a feature fireplace with electric fire, central heating radiator, staircase to first floor, double glazed window to rear and archway to kitchen.



## Kitchen

12'9" x 5'10" (3.91 x 1.80)

Comprising granite effect worktops, tiled surrounds, inset sink unit, base cupboards and drawers, complementary wall mounted cupboards, appliance spaces suitable for fridge freezer, gas cooker and washing machine, two double glazed windows to side and double glazed door to garden.



## First Floor Landing

2'7" x 2'5" (0.80 x 0.74)

A small landing.

**Bedroom One**
11'5" x 10'11" (3.50 x 3.35)
With central heating radiator and double glazed window to front.

**Bedroom Two**
11'10" x 10'11" (3.63 x 3.33)
With central heating radiator, over stairs storage cupboard and double glazed window to rear.

### Shower Room

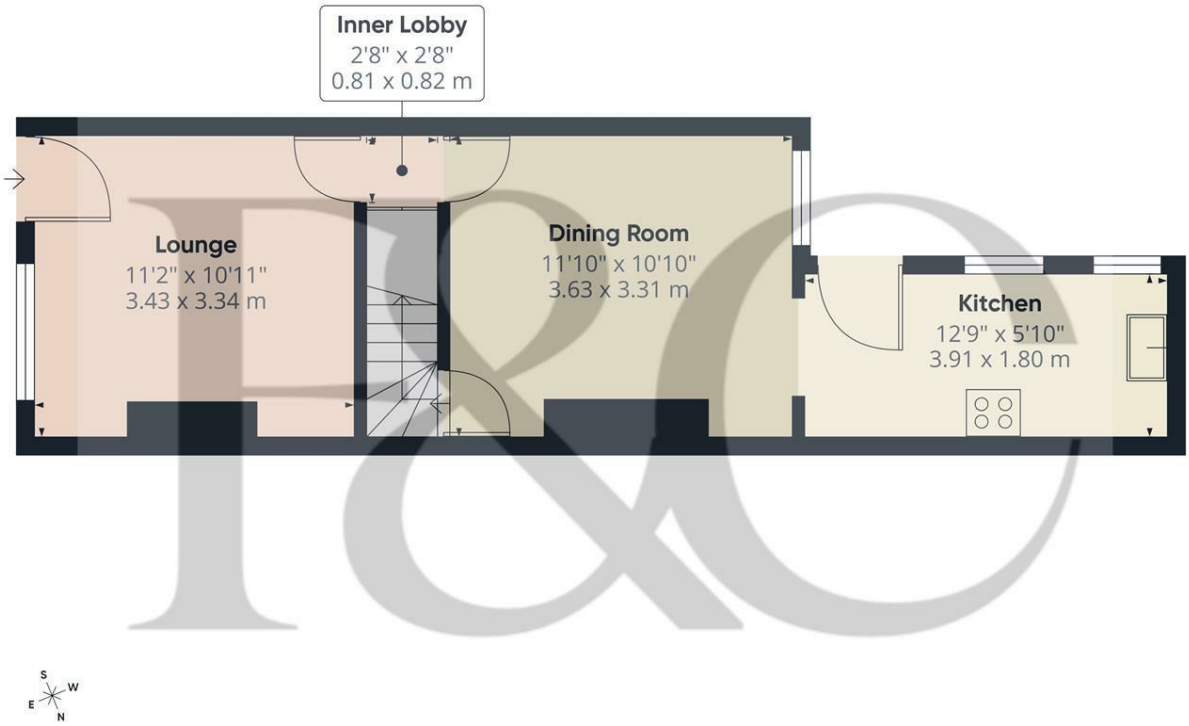
12'7" x 5'11" (3.86 x 1.81)

Well-appointed with low flush WC, pedestal wash handbasin, shower cubicle, central heating radiator, cupboard containing boiler and double glazed window to side and rear.

## Outside

To the rear of the property is a very pleasant garden partially walled with timber fence, artificial lawn, patio/pathway, raised borders containing flowering plants, shrubs and trellis and a very useful outbuilding attached to the rear of the kitchen which could lend itself for a further kitchen extension or conversion into utility or WC.

## Council Tax Band A




Floor 0

**Approximate total area**[1]

350 ft²

32.5 m²

(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.

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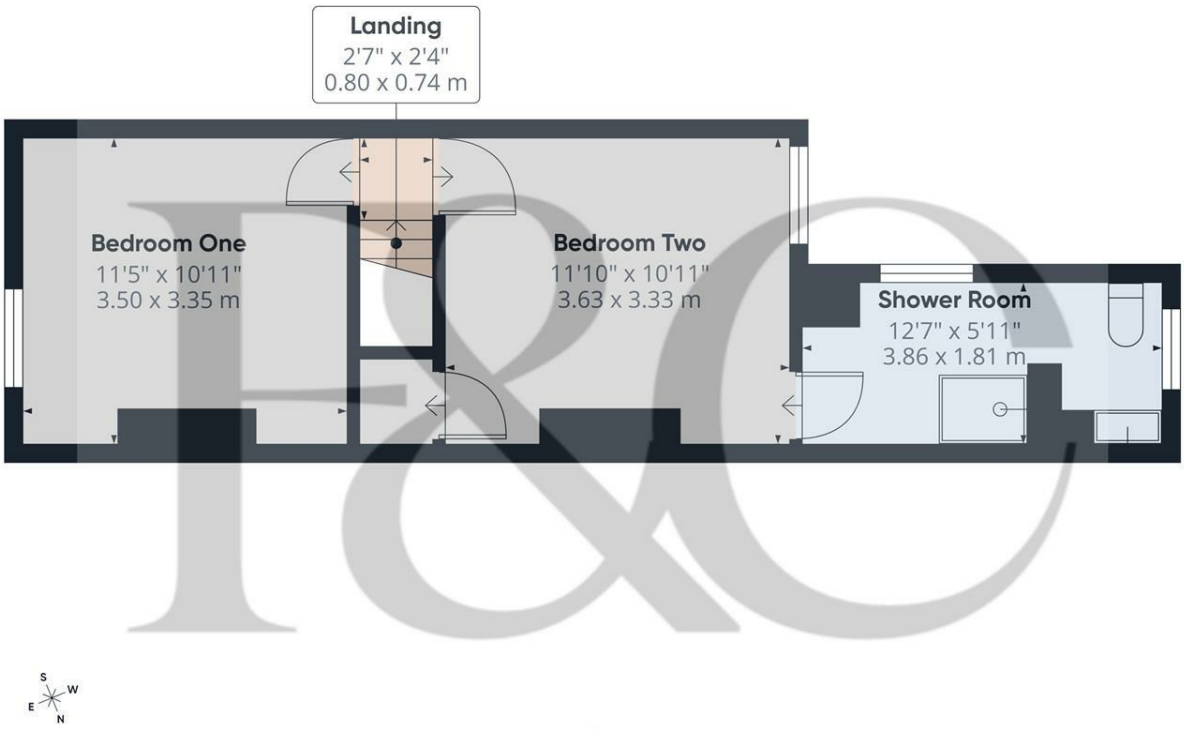


Floor 1

**Approximate total area**[1]

333 ft²

30.9 m²

(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.

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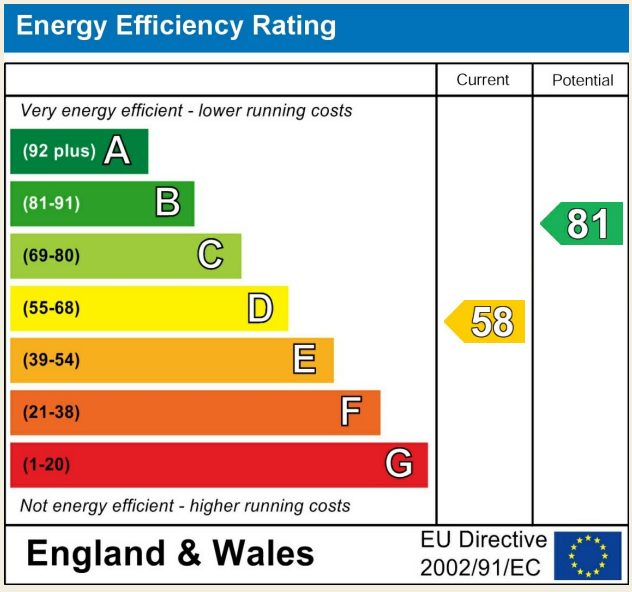



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24 Brough Street
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Council Tax Band: A
Tenure: Freehold