

18 Cecil Street, Derby, DE22 3GP

Offers Around £150,000

Freehold



- Double Glazing & Gas Central Heating
- Two Reception Rooms
- Fitted Kitchen
- Two First Floor Bedrooms & Period Style Bathroom
- Useful Attic Room
- Low Maintenance Rear Garden
- Popular Ashbourne Road Area of Derby





Summary

A two bedroom, traditional, mid-terrace sold with the benefit of a useful attic room in the popular Ashbourne Road area of Derby.

This is a well-positioned, traditional, two bedroom terrace in the Ashbourne Road area of Derby. The property benefits from double glazing and gas central heating with lounge, inner lobby leading to dining room and fitted kitchen. The first floor landing leads to two bedrooms and well-appointed bathroom. There is a further attic room accessed off bedroom two. To the rear of the property is a low maintenance garden.

F&C

The Location

The property's location just off Ashbourne Road gives easy access to Derby university and various campuses, Markeaton park, Derby City centre, a selection of shops on Ashbourne Road as well as Kingsway retail park.

Accommodation

Ground Floor

Dining Room

11'5" x 11'1" (3.48 x 3.39)

With double glazed entrance door, central heating radiator, coving to ceiling, stripped wooden floorboards and double glazed window to front.



Inner Lobby

With understairs cupboard.

Lounge

14'4" x 11'6" (4.37 x 3.53)

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



Kitchen

8'2" x 6'0" (2.49 x 1.83)

With L-shaped worktop, stainless steel sink unit, fitted base cupboards, complimentary wall mounted cupboards, appliance spaces suitable for free standing cooker, washing machine and fridge freezer, double glazed window to side and rear and door to garden.



First Floor Accommodation

Landing

11'1" x 2'8" (3.40 x 0.83)

A semi-galleried, passage landing with central heating radiator.

Bedroom One

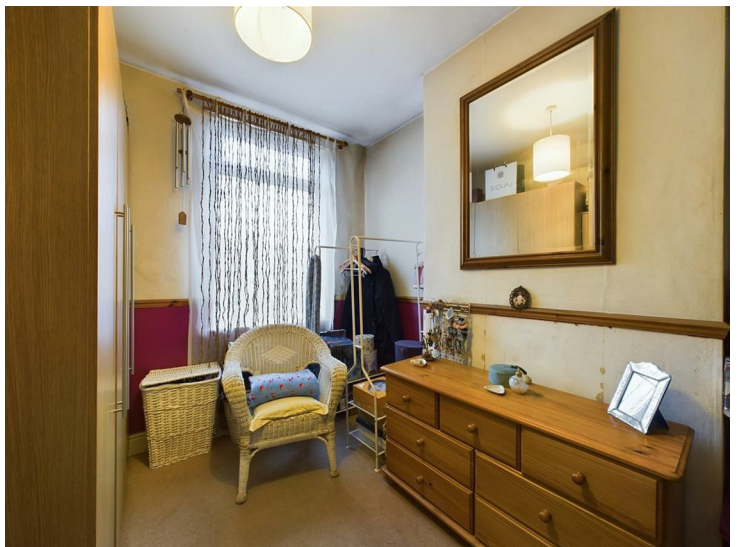
11'6" x 11'3" (3.52 x 3.43)

With central heating radiator and double glazed window to front.

Bedroom Two

11'1" x 8'7" (3.38 x 2.62)

With double glazed window to rear and staircase to attic room.



Bathroom

8'3" x 6'2" (2.54 x 1.88)

With stylish period style suite with low flush WC, pedestal wash handbasin, roll edge bath, shower cubicle, central heating radiator and double glazed window to rear.



Second Floor Accommodation

Attic Room

16'2" x 11'5" (4.93 x 3.50)

With central heating radiator and double glazed Velux window to rear.

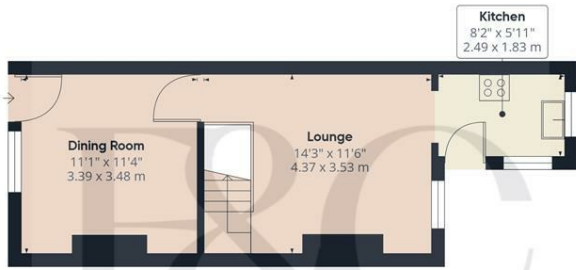


Outside

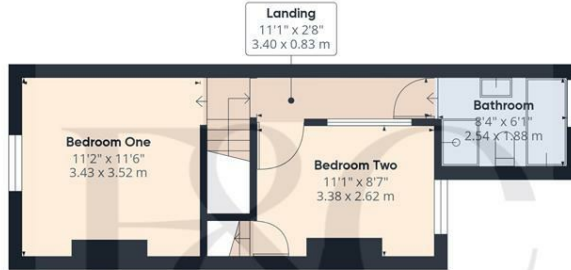
To the rear of the property is a low maintenance, courtyard style garden with former coal store and WC.



Council Tax Band A



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

792.87 ft²
73.66 m²

Reduced headroom

31.22 ft²
2.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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18 Cecil Street
Derby
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Council Tax Band: A
Tenure: Freehold



Energy Efficiency Rating

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