

# Fletcher & Company

148 Mansfield Road, Chester Green, Derby, DE1 3RA

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Offers Around £210,000

Freehold

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- Victorian Mid-Terrace Property
- Entrance Hall
- Fitted Guest Cloakroom
- Spacious Open Plan Lounge/Dining Room
- Recently Refitted Kitchen with Utility off
- Two Double Bedrooms
- Large Bathroom
- Second Floor Attic Room
- Low Maintenance Garden
- No Upper Chain





## Summary

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A larger than average, two double bedroom (plus attic room), traditional, mid-terrace property occupying a highly convenient location opposite the charming Chester Green.

This is a spacious, traditional, two double bedroom, mid-terrace sold with the benefit of a large attic room, ideal for use as an office. The property benefits from an entrance hall with staircase to first floor, fitted guest cloakroom, large open plan lounge/dining room, recently refitted kitchen and utility room. On the first floor a semi-galleried landing leads to two double bedrooms and a large bathroom. As mentioned before, there is a useful attic room on the second floor. To the rear of the property there is a low-maintenance garden.

# F&C

## The Location

A significant feature of the sale is the property's location across the road from Chester Green, which offers a delightful open space with children's play area. The property is a stone's throw from Darley Park which offers some beautiful walks along the banks of the river Derwent and nearby Darley Abbey Mills offers a selection of restaurants and bars. There is also a footpath which runs into Derby City centre from Darley Park. The property is a very short distance from the centre of Derby which offers a complete range of services as well as bus station, train station and Pride Park.

## Accommodation

### Ground Floor

#### Entrance Hall

15'7" x 3'1" (4.76 x 0.96)

A UPVC double glazed entrance door provides access to hallway with central heating radiator, decorative coving, feature archway and staircase to first floor.

#### Open Plan Lounge/Dining Room



### Lounge Area

12'0" x 10'5" (3.66 x 3.19)

With feature fireplace, central heating radiator, decorative coving, double glazed window overlooking Chester Green and extended archway to dining room.



### Dining Area

13'5" x 11'1" (4.10 x 3.38)

With central heating radiator, decorative coving and double glazed window to rear.



### **Refitted Kitchen**

10'0" x 8'5" (3.07 x 2.58)

With marble effect preparation surfaces, inset one and a quarter stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, integrated Neff fridge freezer and dishwasher, free standing gas cooker (included in the sale), double glazed window to side and understairs storage area.



### **Utility Room**

5'4" x 4'11" (1.63 x 1.51)

With granite effect worktop, fitted cupboards and drawers, washing machine (included in the sale), recently refitted Worcester gas fired boiler, central heating radiator, double glazed window to rear with matching door to garden and door to fitted guest cloakroom.

### **Fitted Guest Cloakroom**

4'5" x 2'9" (1.35 x 0.86)

Appointed with a low flush WC incorporating vanity sink and double glazed window to rear.

### **First Floor Landing**

13'5" x 5'2" (4.11 x 1.58)

A semi-galleried landing with useful fitted cupboard and feature balustrade.

### **Double Bedroom One**

13'0" x 12'1" (3.97 x 3.69)

With central heating radiator, fitted furniture including wardrobes, overhead storage, drawer units and dressing table and double glazed window to front overlooking the attractive Chester Green.



### **Double Bedroom Two**

13'5" x 8'9" (4.11 x 2.67)

Having a central heating radiator and double glazed window to rear.



### Large Bathroom

10'1" x 8'5" (3.08 x 2.59)

Appointed with a four piece suite comprising low flush WC, vanity unit with wash handbasin and surrounds, useful fitted cupboard and drawers, large mirror, corner bath with shower attachment, separate large shower cubicle, central heating radiator, recessed ceiling spotlighting and double glazed window to rear.



### Second Floor Attic Room

15'7" x 14'2" (4.76 x 4.32)

Having a storage heater, exposed purlins and two double glazed Velux windows to rear.

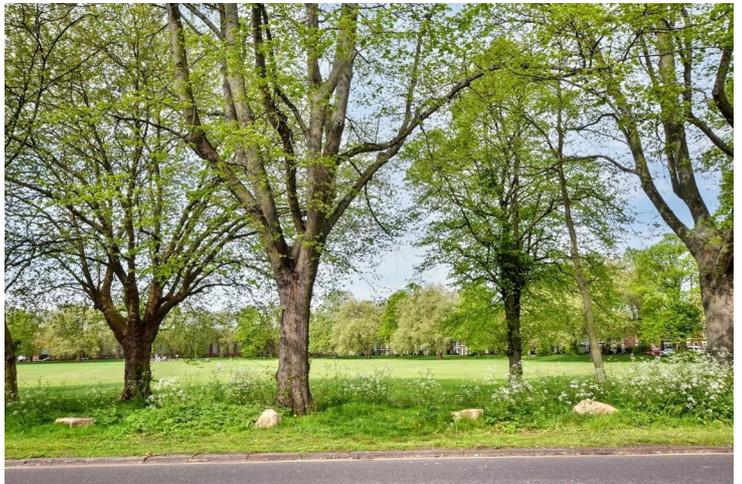


## Outside

To the rear of the property is a very pleasant garden which is low maintenance and is ideal for potted plants with block paving, timber shed and wrought iron gate giving access to rear alleyway.



## Council Tax Band A





Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1087 ft<sup>2</sup>  
101 m<sup>2</sup>

**Reduced headroom**

88 ft<sup>2</sup>  
8.2 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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148 Mansfield Road  
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Council Tax Band: A  
Tenure: Freehold

**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>		<b>74</b>
(55-68) <b>D</b>	<b>57</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	

