

32 Radbourne Street, Derby, DE22 3HB

Offers Around £165,000

Freehold



- A Stylish, Mid-Terrace Residence
- Popular Location
- Highly Convenient
- Entrance Hall with Lounge Off
- Dining Room Positioned Off Newly Fitted Kitchen
- Two First Floor Double Bedrooms
- Bathroom
- Fabulous Rear Garden
- Convenient for City Centre & Markeaton Park
- Close to Transport Links





Summary

This is an extremely stylish, two double bedroom mid-terrace occupying a sought after location off Ashbourne Road in Derby. The property benefits from spacious rooms and a fabulous rear garden which must be seen to be fully appreciated.

Accommodation comprises shared alleyway with neighbouring property, entrance door leading to hallway with staircase to first floor, living room to the front and rear dining room with newly fitted kitchen off. The first floor comprises an L-shaped landing which leads to two good sized bedrooms and bathroom.

As mentioned, the property has a particularly long garden which has been wonderfully developed and maintained by the current vendor to provide a true oasis close to the city centre.

F&C

The Location

The property's location off Ashbourne Road gives easy access to the city centre, Derby University, Markeaton park, a varied selection of amenities and excellent transport links.

Accommodation

Entrance Hall

12'11" x 6'2" (3.96 x 1.88)

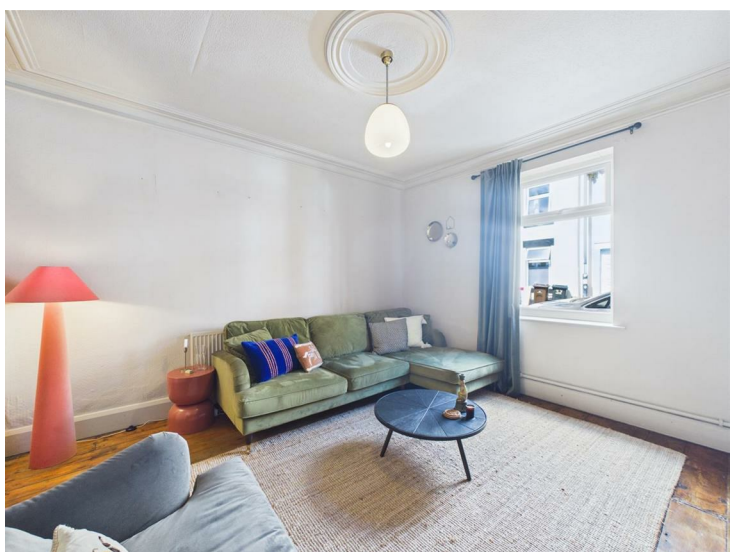
A panelled entrance door provides access to entrance hall with quarry tile floor, central heating radiator and staircase to first floor.



Lounge

12'10" x 12'9" (3.93 x 3.90)

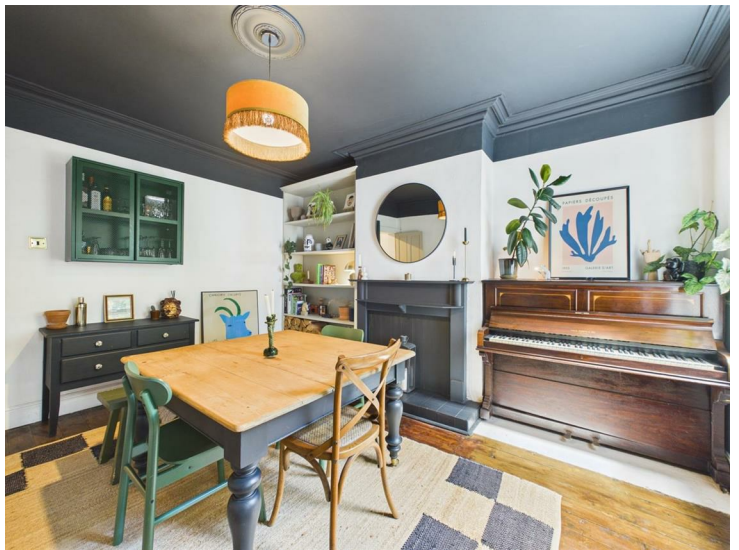
Having a feature fire surround with exposed brick interior, tiled hearth, cast iron log burner, central heating radiator, cupboard to chimney breast recess, TV plinth with wood store in recess, cove cornice, stripped wooden floorboards and double glazed window to front.



Dining Room

13'10" x 12'5" (4.22 x 3.81)

With feature fireplace, central heating radiator, shelving to chimney breast recess, cove cornice, stripped wooden floorboards, double glazed window to rear and beautiful panelled, stained glass entrance door.



Newly Fitted Kitchen

10'0" x 6'9" (3.05 x 2.08)

Comprising marble effect worktops, inset stainless steel sink unit, stylish fitted base cupboards and drawers, complementary wall mounted cupboards, inset hob with extractor hood over with built-in oven beneath, appliance space suitable for fridge freezer, stylish herringbone patterned flooring, double glazed window to rear and panelled and glazed door to garden.



First Floor Landing

Featuring a spacious, L-shaped landing with feature balustrade, roof lights and access to loft space.

Bedroom One

13'2" x 13'0" (4.03 x 3.98)

Having a feature fire surround, central heating radiator, cove cornice and double glazed window to front.



Bedroom Two

13'9" x 9'9" (4.20 x 2.99)

With a feature fire surround, central heating radiator, stripped wooden floorboards, decorative coving and double glazed window to rear.



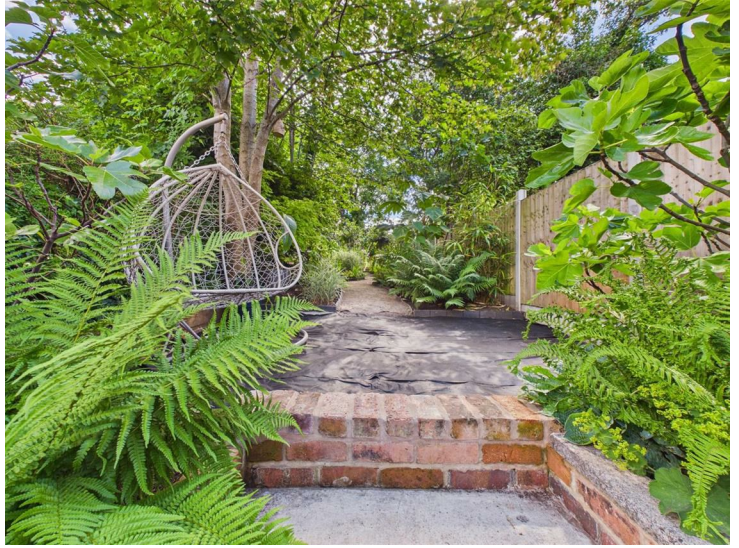
Bathroom

9'10" x 6'9" (3.00 x 2.08)

Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin, panelled bath with shower over, central heating radiator, recess spotlighting and double glazed window to rear.

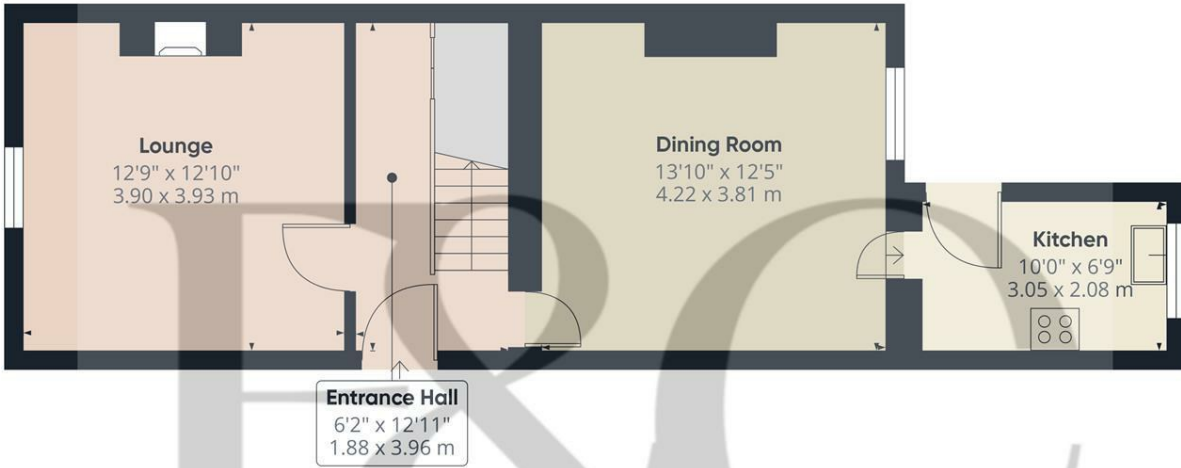


Outside



Council Tax Band A





Approximate total area^m
482 ft²
44.7 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 0



Approximate total area^m
428 ft²
39.8 m²

(1) Excluding balconies and terraces

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Floor 1



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32 Radbourne Street
Derby
DE22 3HB

Council Tax Band: A
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	