

51 Leicester Street, Derby, DE22 3PW

Offers Around £149,950

Freehold



- Traditional Mid-Terrace
- Two Bedrooms plus Attic room
- Lounge
- Dining Room
- Kitchen
- Well-Appointed Bathroom
- Good Sized Rear Garden
- Easy Access to Amenities
- Ideal First Time Buy or Rental Property
- Viewing Recommended





Summary

A superbly presented, two bedroom, traditional mid-terrace sold with the benefit of a useful attic room.

The property features a lounge, inner lobby, dining room and fitted kitchen. The first floor passage landing leads to two good sized bedrooms and a well-appointed bathroom. There is also a useful converted attic room to the second floor.

To the rear of the property is a good sized garden featuring patio areas, pathway and timber fencing. There is access to the front via a shared alleyway.

F&C

The Location

The property's location in central Derby gives easy access to a full range of amenities including Derbion shopping centre and the Cathedral Quarter with charming architecture, cafes, restaurants and boutique shops. There is easy access to Darley Park, Pride Park and the train station.

Accommodation

Ground Floor

Lounge

11'2" x 10'10" (3.41 x 3.31)

An entrance door provides access to lounge with feature fireplace, central heating radiator and picture rail.



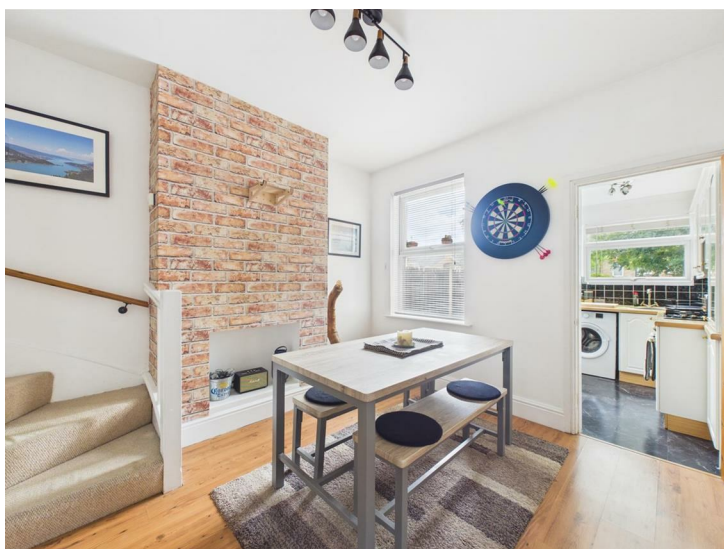
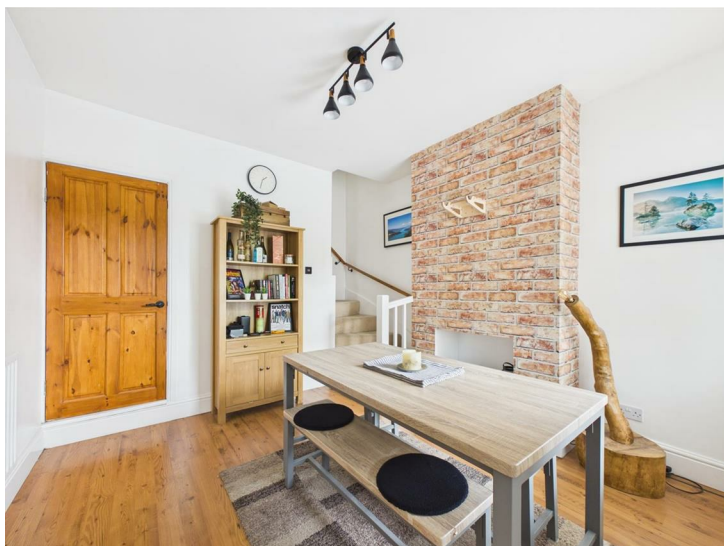
Inner Lobby

With useful understairs storage cupboard.

Dining Room

11'1" x 10'10" (3.38 x 3.32)

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



Kitchen

7'11" x 5'6" (2.42 x 1.68)

Comprising woodblock effect worktops with tiled surrounds, inset sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, four plate gas hob, built-in oven, appliance space suitable for washing machine, central heating radiator, windows to side and rear and door to side.



First Floor Passage Landing

14'2" x 2'7" (4.34 x 0.80)

With staircase to second floor.

Bedroom One

11'2" x 10'10" (3.41 x 3.31)

With central heating radiator and window to front.



Bedroom Two

8'1" x 6'9" (2.47 x 2.08)

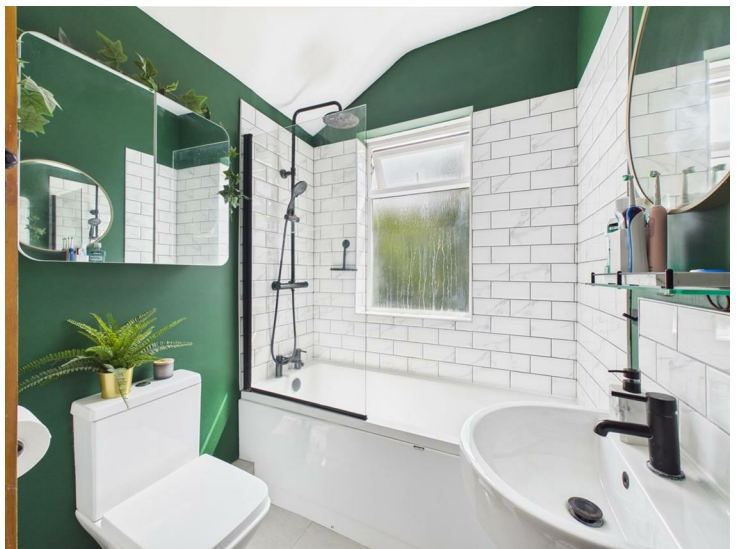
Having a central heating radiator and window to rear.



Bathroom

5'8" x 5'8" (1.75 x 1.74)

A stylish suite appointed with a low flush WC, pedestal wash handbasin, panelled bath with shower over, storage cupboard and window to rear.



Second Floor

Useful Attic Room

15'8" x 9'8" (4.78 x 2.95)

With storage to eaves, exposed beams and two double glazed Velux windows to rear.

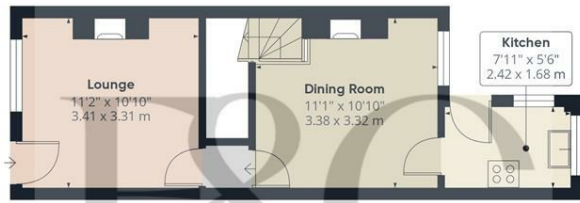


Outside

To the rear of the property is a good sized garden with an upper level patio and a pathway leading down to a lower level patio, an ideal space for outdoor dining. The property shares an alleyway which provides access to the front.



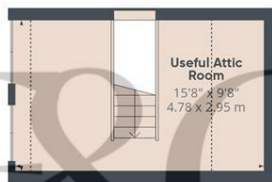
Council Tax Band A



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

725 ft²
67.5 m²

Reduced headroom

40 ft²
3.7 m²

(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.

GIRAFFE360



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51 Leicester Street
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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		77
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	