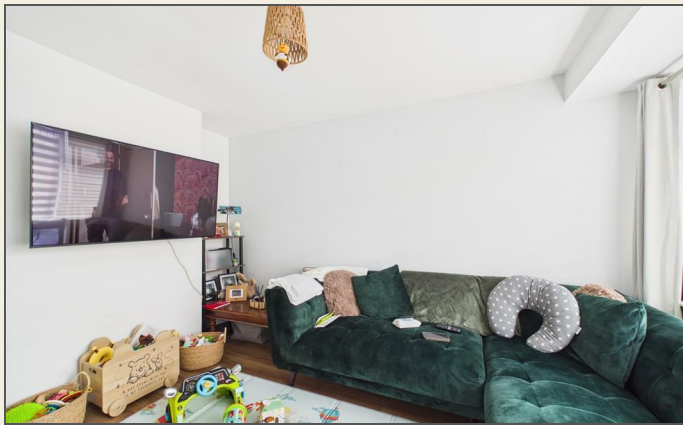




2 Bed House - Semi-Detached

61 Hanbury Road, Chaddesden, Derby DE21 6FT
Offers Around £165,000 Freehold



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& Company

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- Popular Semi-Detached Home
- Ideal For First Time Buyer or Couple
- Walking Distance to Local Amenities – Shops & Bus Service
- Gas Central Heating & Double Glazing
- Lounge
- Kitchen/Dining Room
- Two Bedrooms
- Bathroom with Shower
- Generous Garden
- Car Parking

This delightful two bedroom semi-detached home presents an excellent opportunity for first-time buyers or couples seeking a comfortable and convenient living space.

The Location

Chaddesden is a very popular suburb of Derby with an excellent range of amenities, notably along Nottingham Road. Neighbouring Oakwood also offers a parade of shops and excellent facilities including a leisure centre. There is a regular bus service from both Chaddesden and Oakwood into Derby City centre. There is also easy access to a nearby retail park and to excellent transport links.

Accommodation

Ground Floor

Entrance Hall

4'11" x 3'5" (1.51 x 1.06)

With entrance door, tile flooring, radiator, coat hangers and staircase leading to first floor with handrail.

Lounge

13'5" x 11'8" (4.11 x 3.58)

With wood effect flooring, deep skirting boards and architraves, high ceiling, radiator, double glazed window to front with fitted blind and internal panelled door.



Storage Cupboard

5'9" x 2'9" (1.76 x 0.86)

Providing storage, double glazed window to side and internal panelled door.

Kitchen/Dining Room

14'6" x 10'8" (4.42 x 3.27)

With single sink with mixer tap, wall and base fitted units with matching worktops, built-in electric hob with extractor hood over, built-in electric fan assisted oven, wood effect flooring, deep skirting boards and architraves, high ceiling, radiator, central heating boiler, double glazed window to rear, double glazed French doors opening on to garden and internal panelled door with chrome fittings.



First Floor Landing

6'0" x 2'6" (1.83 x 0.78)

With built-in cupboard, double glazed window to side and access to roof space.

Bedroom One

11'10" x 11'10" (3.62 x 3.61)

With character display fireplace, deep skirting boards and architraves, high ceiling, picture rail, radiator, double glazed window to front and internal panelled door with chrome fittings.



Built-In Wardrobe

3'10" x 2'11" (1.17 x 0.89)

With radiator, window and internal panelled door.

Bedroom Two

10'11" x 8'11" (3.34 x 2.72)

With deep skirting boards and architraves, high ceiling, radiator, double glazed window to rear and internal panelled door with chrome fittings.



Bathroom

6'5" x 5'9" (1.96 x 1.77)

With bath with shower over with shower screen door, wash basin with fitted base cupboard underneath, low level WC, tiled effect flooring, radiator, spotlights to ceiling, extractor fan, double glazed window to rear and internal panelled door with chrome fittings.



Front Garden

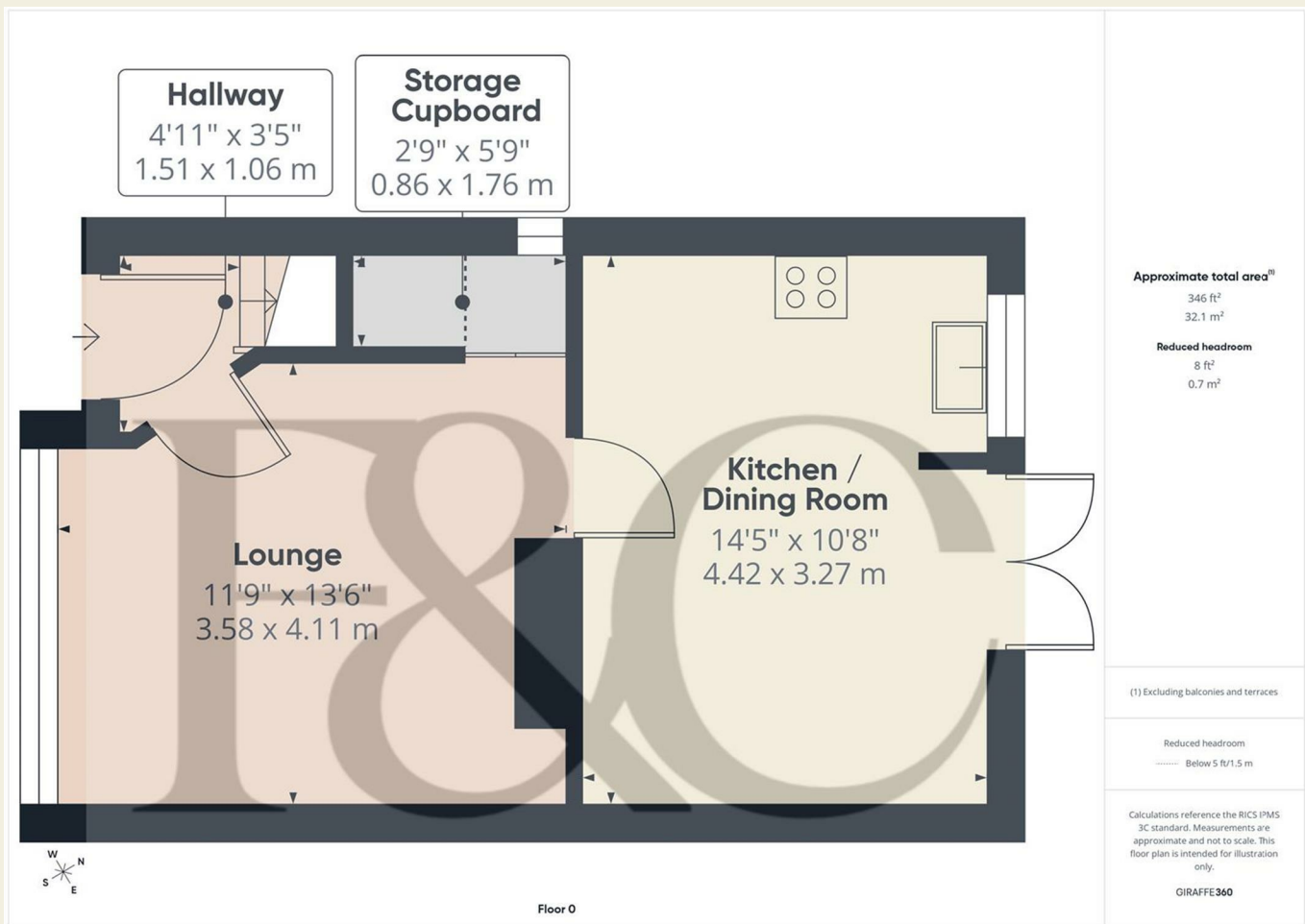
To the front of the property is a hard standing space providing potential off-road car parking.

Rear Garden

The property benefits from a generous sized, enclosed rear garden laid to lawn with paved patio and fencing.



Council Tax Band A



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

**Built-In
Wardrobe**
2'10" x 3'9"
0.89 x 1.17 m

Landing
6'0" x 2'6"
1.83 x 0.78 m

Bathroom
5'9" x 6'5"
1.77 x 1.96 m

Bedroom One
11'10" x 11'10"
3.61 x 3.62 m

Bedroom Two
8'11" x 10'11"
2.72 x 3.34 m

Approximate total area⁽¹⁾
306 ft²
28.4 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.

GIRAFFE360

Floor 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales		EU Directive 2002/91/EC 

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