

# Fletcher & Company

59 Longford Street, Derby, Derbyshire, DE22 1GJ

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Price £220,000

Freehold

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- Stylish Mid-Terrace
- Superbly Presented
- Entrance Hall with Cellar Off
- Two Reception Rooms
- Good Sized Fitted Kitchen
- Two First Floor Bedrooms & Bathroom
- Stylish Rear Garden
- Excellent Transport Links
- Close to Local Amenities
- Viewing Recommended





## Summary

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Superbly presented, traditional mid-terrace located on Longford Street off the popular Kedleston Road area of Derby. The property benefits from a shared alleyway with neighbouring home. There is side access into the entrance hall with a cellar, lounge to front with feature brick fire surround, open plan dining kitchen with feature fireplace with gas fire opening onto a fitted kitchen. The L-shape, first floor landing leads to two, good sized bedrooms and bathroom. The property has a pleasant, low maintenance garden to rear with lawn, gravelled seating area, border, attractive trellis and fencing.

# F&C



## The Location

The property's location off Kedleston Road gives easy access to an excellent range of amenities including Markeaton Primary School, Post Office, barbours, café, pubs/restaurants, a regular bus service into Derby City Centre, easy access to Marketaon Park and excellent transport links.

## Accommodation

### Entrance Hall

11'5" x 5'4" (3.49 x 1.65)

A panelled door leads to shared alleyway with neighbouring property with a private entrance door to the entrance hall. This features a black and white tiled floor, central heating radiator, dado rail, access to cellar and staircase to first floor. A panelled and glazed door leads to the lounge.



### Lounge

11'6" x 11'1" (3.52 x 3.38)

With a feature, brick fire surround, tiled hearth, timber display mantle, central heating radiator, stripped wooden floorboards, decorative coving, fitted shelving and cupboard to recess and double glazed window to front with pleasant open aspect.



## Dining Room

11'3" x 11'0" (3.45 x 3.37)

Comprising a feature fireplace, decorative surround cast iron interior with living flame gas fire, storage cupboards to eaves, central heating radiator, feature wood panelled wall, double glazed window to rear and archway to kitchen.



## Kitchen

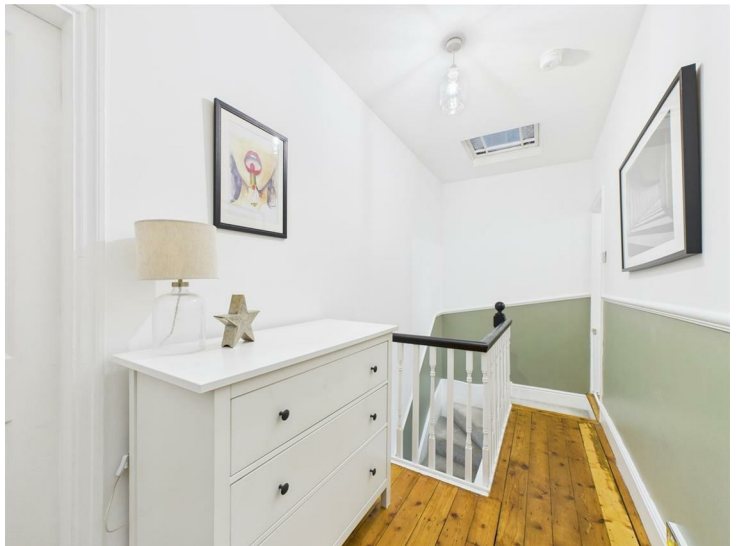
9'1" x 6'7" (2.77 x 2.02)

With solid wood worktops, tiled surround, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complimentary wall mounted cupboards, inset four plate gas hob with extractor hood over, built-in oven beneath, integrated dishwasher and appliance space suitable for fridge/freezer, double glazed window and door to garden.



## First Floor Accommodation

Featuring an L-shaped landing with exposed wooden floorboards, feature balustrade access to loft space and dado rail.





### Bedroom One

12'10" x 11'0" (3.92 x 3.36)

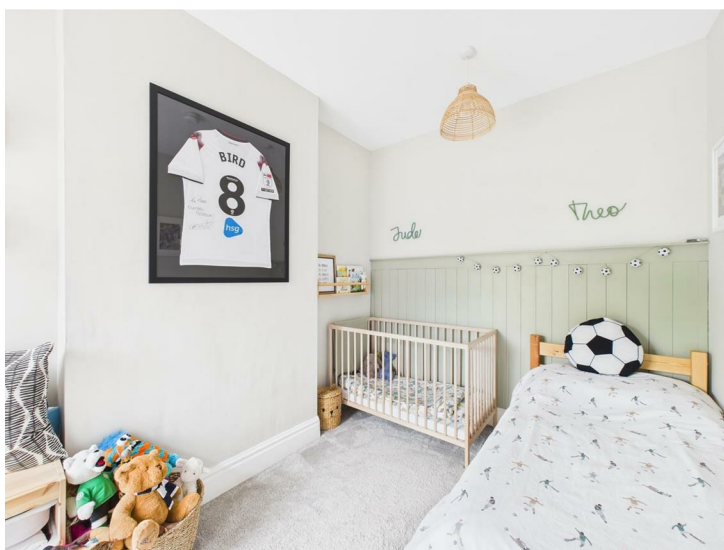
With central heating radiator, extensive range of fitted wardrobes and double glazed window to front.



### Bedroom Two

11'1" x 7'8" (3.39 x 2.36)

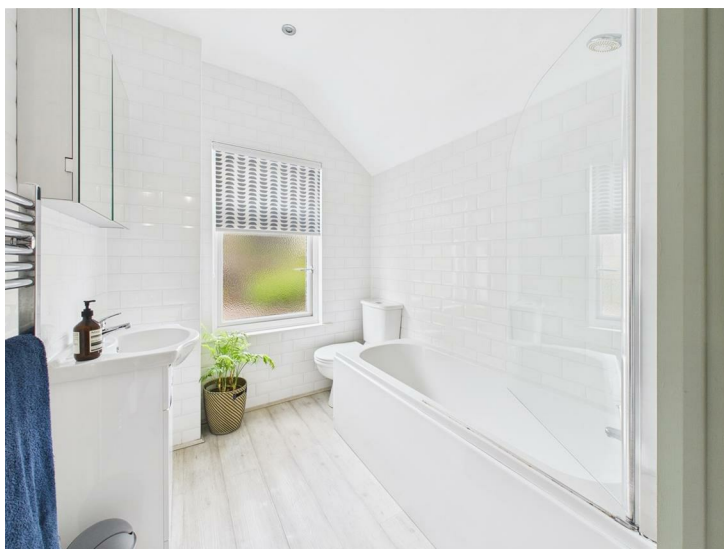
With central heating radiator, fitted wardrobe and double glazed window to rear.



### Bathroom

9'1" x 6'6" (2.79 x 1.99)

Fully wall tiled with a white suite comprising low flush WC, vanity unit with wash handbasin with cupboard beneath, panelled bath with shower over, chrome towel rail/radiator, airing cupboard and double glazed window to rear.



## Outside

To the rear of the property is a pleasant, enclosed garden surrounded by timber fencing and decorative trelliswork. There is a lawn, gravelled seating area, raised bed and useful outbuilding currently used to house the washing machine.



Council Tax Band B



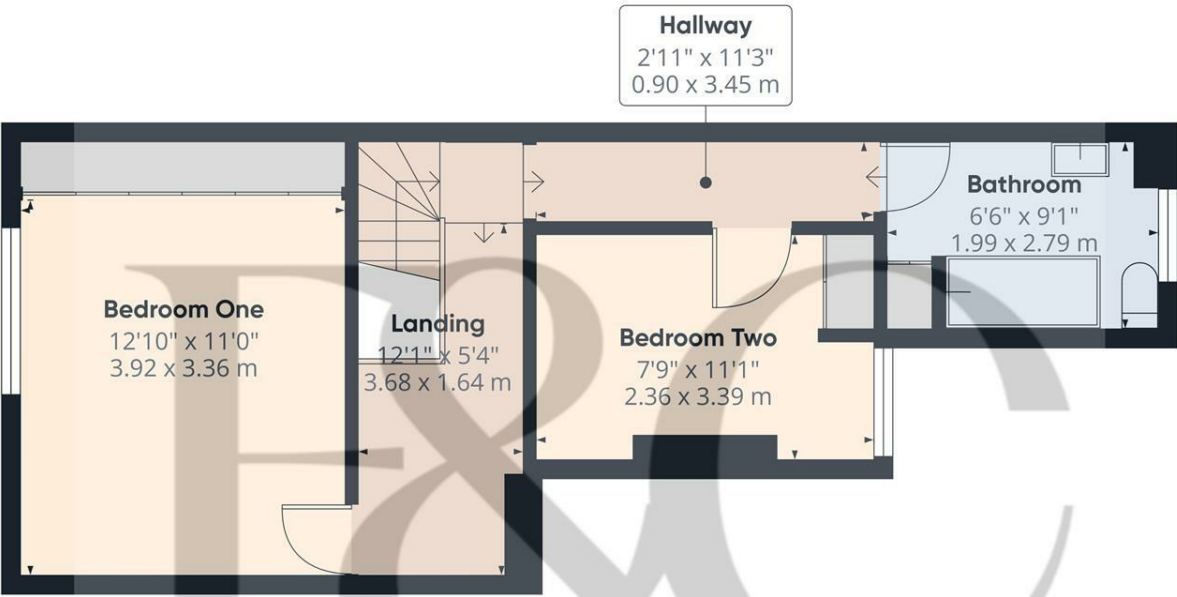
Approximate total area<sup>(1)</sup>  
384 ft<sup>2</sup>  
35.7 m<sup>2</sup>

(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<sup>(1)</sup>  
391 ft<sup>2</sup>  
36.4 m<sup>2</sup>

(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 1





## 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>78</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	

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59 Longford Street  
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Council Tax Band: B  
Tenure: Freehold

