

Fletcher & Company

31 Weston Park Gardens, Shelton Lock, Derby, DE24
9EU

Price £138,950

Freehold



- No Upper Chain
- Ideal Investment or First Time Buyer Property
- Double Glazed & Gas Central Heated
- Hall with Lounge off
- Kitchen
- First Floor Bedroom & Bathroom
- Enclosed Garden
- Two Allocated Car Parking Spaces





Summary

A well-presented, one double bedroom, two storey townhouse occupying a cul-de-sac location in Shelton Lock.

This is an opportunity to acquire a modern, one bedroom, townhouse occupying a popular residential location in Shelton Lock. Sold with the benefit of no upper chain the property is double glazed and gas central heated with hall, lounge and kitchen. The first floor landing leads to a double bedroom and bathroom. The outside of the property benefits from two allocated car parking spaces and an enclosed rear garden.

F&C

The Location

Shelton Lock offers a good range of amenities including shops, schooling, regular bus service into Derby City centre and easy access to neighbouring Chellaston and Allenton which combine to offer a further range of amenities. The property is also convenient for A50 and Derby ring road.

Accommodation

Ground Floor

Entrance Hall

4'0" x 3'7" (1.23 x 1.11)

A double glazed entrance door provides access to hallway.

Lounge

13'8" x 10'9" (4.17 x 3.28)

With feature fireplace with decorative surround, hearth and electric fire, central heating radiator, staircase to first floor and double glazed window to front.



Kitchen

10'9" x 6'5" (3.28 x 1.97)

With L-shaped granite effect worktops with matching upstands, inset stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with built-in oven beneath, appliance spaces suitable for fridge and washing machine, central heating radiator, gas fired boiler, understairs storage cupboard and double glazed window and door to rear.



First Floor Landing

7'4" x 5'5" (2.26 x 1.67)

With central heating radiator, access to roof space and double glazed window to rear.

Double Bedroom

12'10" x 10'9" (3.92 x 3.29)

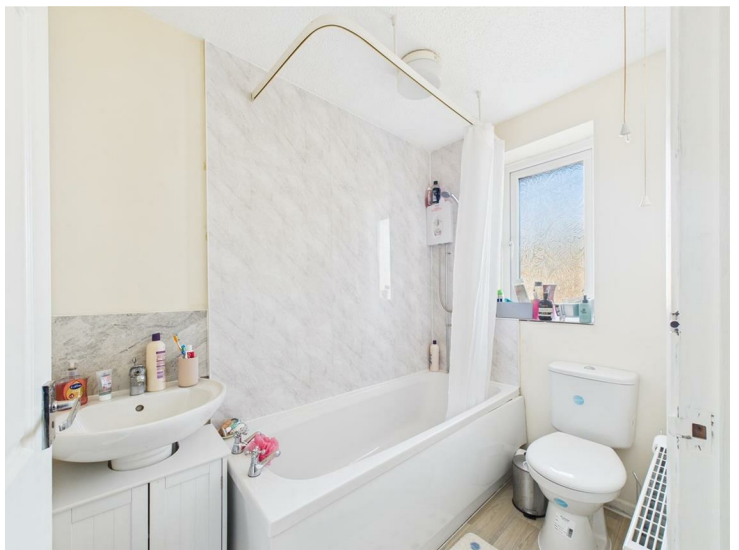
With central heating radiator and double glazed window to front.



Bathroom

7'5" x 4'10" (2.27 x 1.48)

With low flush WC, pedestal wash handbasin, panelled bath with Bristan shower over, central heating radiator and double glazed window to rear.



Outside

To the rear of the property is a low maintenance garden with patio area, gravelled section, timber fencing and gate to side. To the front is a lawn fore-garden and two allocated car parking spaces.



Council Tax Band A



Approximate total area[®]
236.38 ft²
21.96 m²

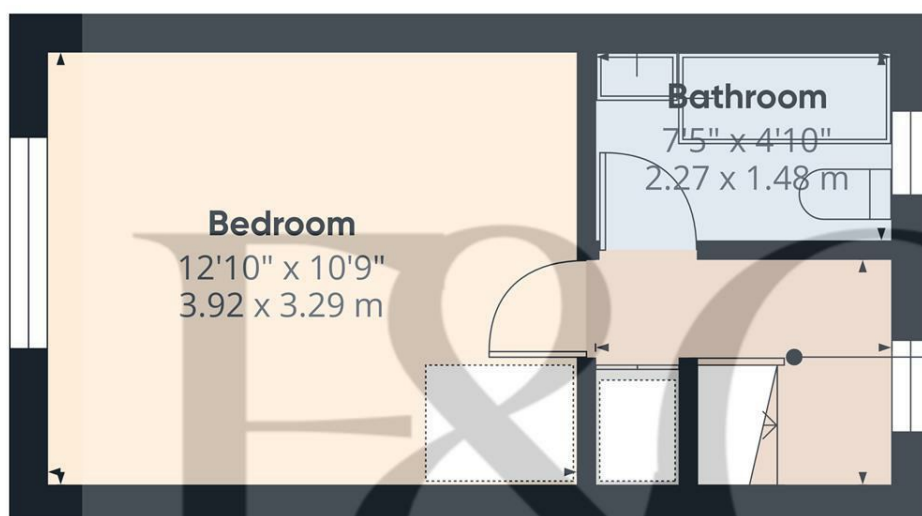
(1) Excluding balconies and terraces.

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.

GIRAFFE360

Floor 0



Approximate total area[®]
193.11 ft²
17.94 m²

(1) Excluding balconies and terraces.

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.

GIRAFFE360

Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

31 Weston Park Gardens
Shelton Lock
Derby
DE24 9EU

Council Tax Band: A
Tenure: Freehold

