

3 Beckenham Way, Derby, DE22 4BY

Offers Around £220,000

Freehold



- No Upward Chain
- Newly Refurbished
- Superbly Presented
- Double Glazed & Gas Central Heated
- Entrance Hall & Spacious Lounge
- Dining Kitchen with Built-In Appliances
- Three First Floor Bedrooms & Bathroom
- Low Maintenance Rear Garden
- Double Width Driveway
- Viewing Recommended





Summary

A superbly presented, recently refurbished, three bedroom, spacious mid-terrace in a popular location in Mackworth. Sold with the benefit of no upward chain, the property is double glazed and gas central heated with entrance hall, spacious lounge to front with feature fireplace, dining kitchen with built-in appliances, three spacious first floor bedrooms and a well-appointed bathroom.

There is a low maintenance rear garden and a double width driveway to the front.

F&C

The Location

The property is in a popular location close to Derby City centre with amenities nearby including schooling, parks and a nearby parade of shops.

Accommodation

Ground Floor

Entrance Hall

12'2" x 5'8" (3.72 x 1.74)

With radiator, staircase to first floor with understairs storage cupboard and double glazed window to front.

Lounge

14'9" x 12'2" (4.52 x 3.73)

Featuring a fireplace with gas fire, radiator, spotlights to ceiling and double glazed window to front.



Dining Kitchen

21'0" x 8'6" (6.42 x 2.61)



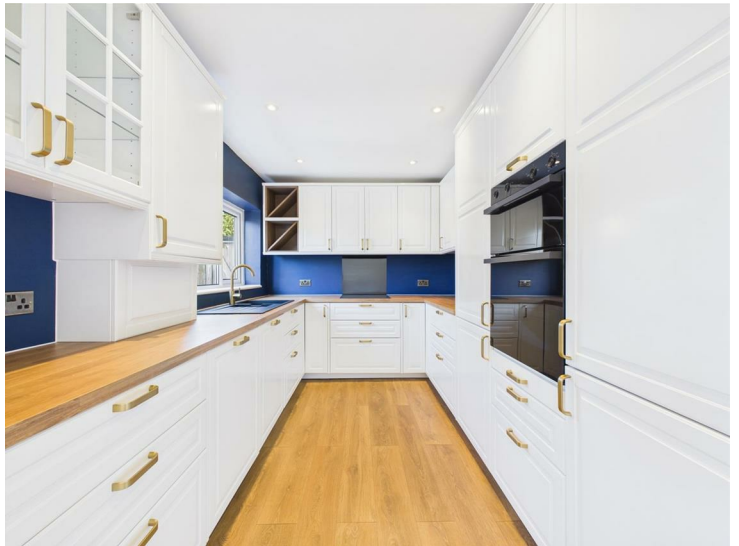
Dining Area

Having a radiator, spotlights to ceiling and double glazed French doors to garden.



Kitchen

Comprising stylish worktops with inset sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, inset electric hob, double oven, integrated fridge freezer, dishwasher and washing machine and double glazed window to rear.



First Floor Landing

7'6" x 6'3" (2.31 x 1.93)

Bedroom One

13'5" x 12'7" (4.10 x 3.86)

With radiator, spotlights to ceiling and two double glazed windows to front.



Bedroom Two

15'1" x 8'6" (4.60 x 2.60)

With radiator, spotlights to ceiling and two double glazed windows to rear.



Bedroom Three

9'3" x 8'9" (2.84 x 2.69)

With radiator, spotlights to ceiling and double glazed window to front.



Bathroom

7'6" x 5'6" (2.31 x 1.68)

Appointed with a low flush WC, vanity unit with wash handbasin and storage cupboards beneath, bath with shower over, chrome towel radiator and double glazed window to rear.



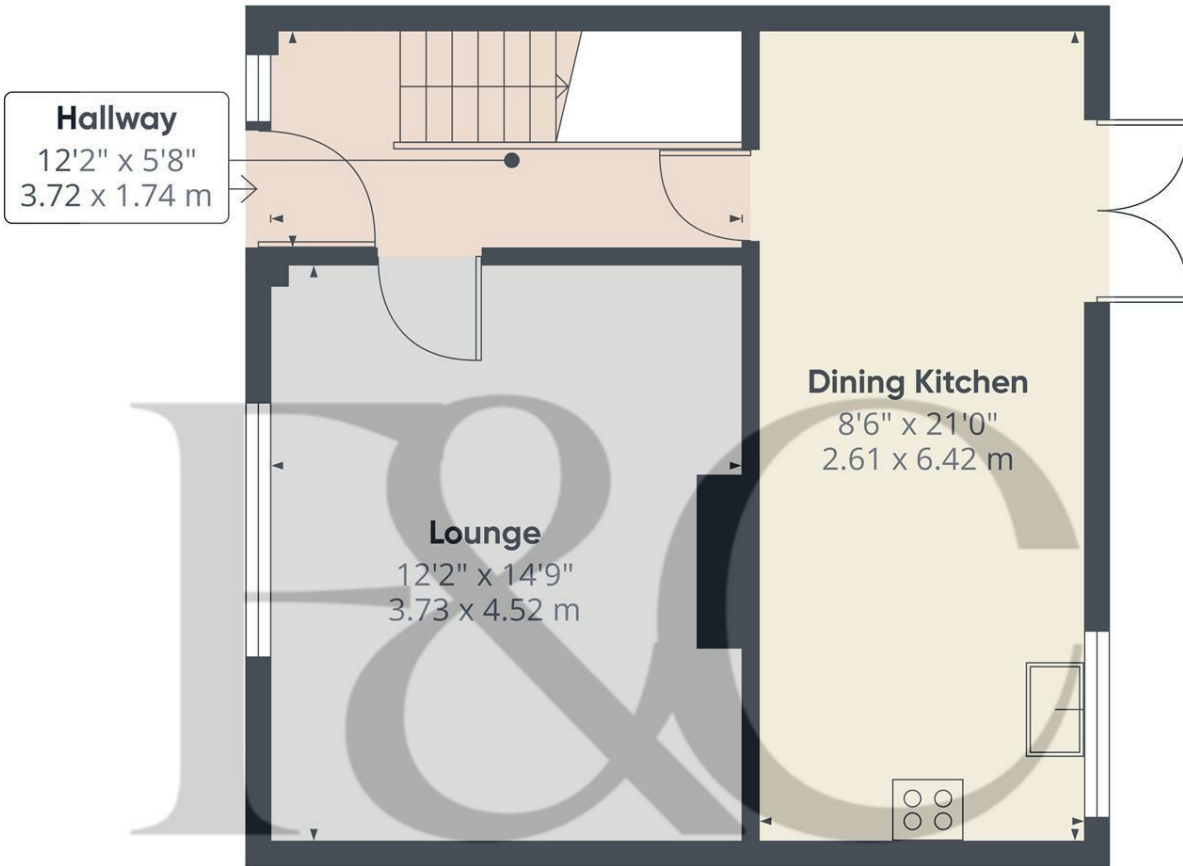
Outside

To the rear of the property is a low maintenance garden bounded by timber fencing. There are outbuildings, one of which is a WC.

To the front is a double width driveway providing off-road parking.



Council Tax Band A



Approximate total area^m
434 ft²
40.3 m²

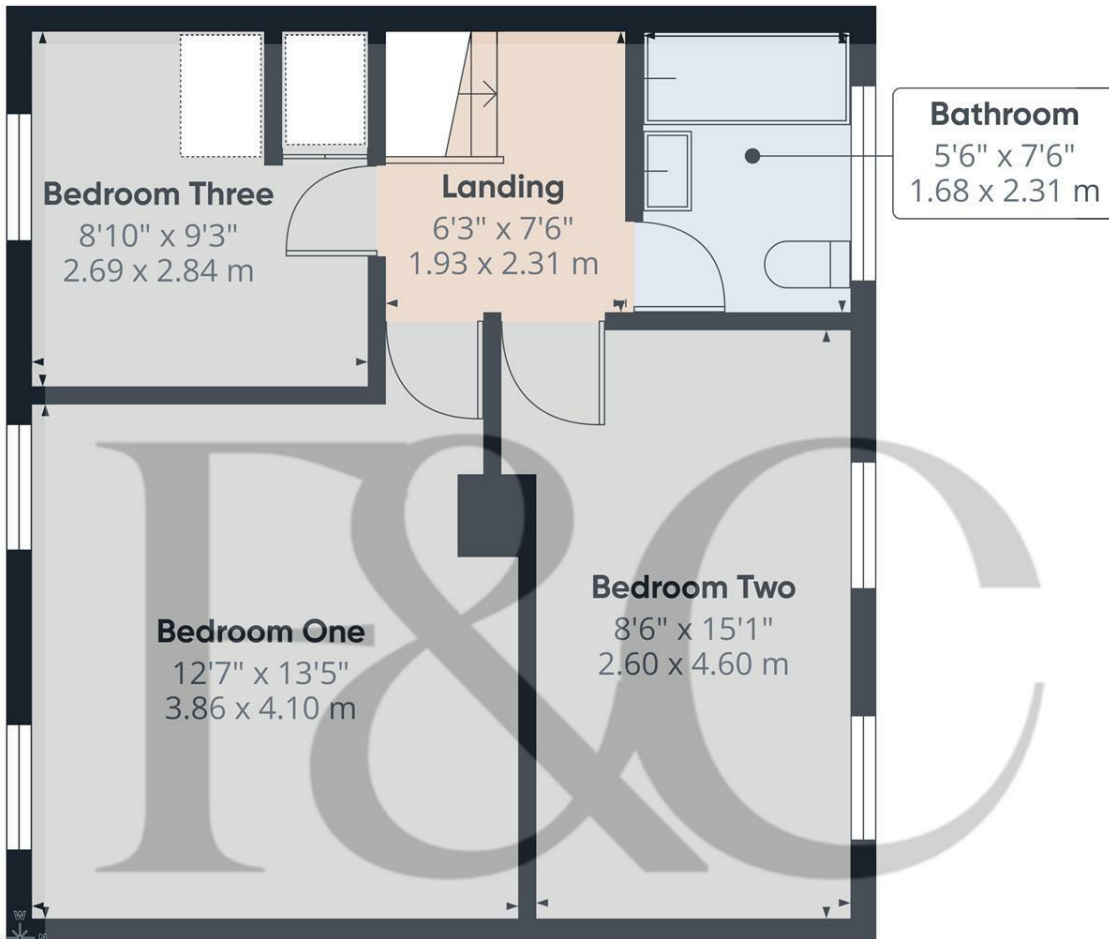
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0



Approximate total area^m
457 ft²
42.4 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.

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Floor 1



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3 Beckenham Way
Derby
DE22 4BY

Council Tax Band: A
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	