Fletcher & Company

12 Redshaw Street, Derby, DE1 3SG

Offers Around £199,950

Freehold



- Superbly Presented Home
- Sought After Location
- Lounge & Separate Dining Room
- Fitted Kitchen
- Two First Floor Bedrooms
- Well-Appointed Bathroom with Four Piece Suite
- Enclosed Garden with Feature Decked Seating Area
- Close to City Centre, Parks & Schools
- Ideal First Time Buy or Investment Property
- No Upward Chain



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Summary

This is a superbly presented, well-appointed, larger than average, two bedroom, traditional mid terrace located just off Kedleston Road.

Sold with the benefit of no upward chain the property is double glazed and gas central heated with lounge with feature fireplace, inner lobby leading to dining room with another feature fireplace and fitted kitchen. A first floor passage landing leads to two bedrooms, also with feature fireplaces and a well-appointed bathroom.

Outside, there is a very pleasant garden bounded by timber fencing and comprises lawn and feature decked seating/dining area with timber pergola.

The Location

The property's location just off Kedleston Road offers easy access to local shops, post office, barbers, cafe, chemist, pubs and the regular bus service into Derby City centre. There is also easy access to both Markeaton Park and Darley Park.

Accommodation

Ground Floor

Lounge

11'0" x 10'10" (3.37 x 3.32)

A composite panelled entrance door provides access to lounge with feature fireplaces with decorative wood surround, granite hearth and open fire grate, central heating radiator, coving to ceiling, dado rail and double glazed window to front with bespoke wooden shutters.





Inner Lobby

With understairs storage cupboard.

Dining Room

15'3" x 10'9" (4.65 x 3.28)

Featuring a fireplace with cast iron surround, central heating radiator, picture rail, dado rail, staircase to first floor and double glazed window to rear.





Fitted Kitchen

15'0" x 5'0" (4.59 x 1.54)

Comprising solid oak block preparation surfaces with tiled surrounds, inset sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, LED underlighting, four plate gas hob with extractor hood over and oven beneath, appliance space suitable for fridge freezer, integrated washing machine and slimline dishwasher, central heating radiator, tiled floor, double glazed windows to side and rear and door to garden.





First Floor Landing

12'0" x 3'0" (3.67 x 0.92)

With central heating radiator and dado rail.

Bedroom One

14'6" x 11'3" (4.42 x 3.45)

Having a feature original cast iron fireplace, central heating radiator, decorative coving, feature wood panelled wall and two double glazed windows to front.





Bedroom Two

11'10" x 11'1" (3.62 x 3.39)

With feature original cast iron fireplace, central heating radiator, walk-in wardrobe with storage space over the stairs (and access to loft space), useful storage cupboard housing the boiler and double glazed window to rear.

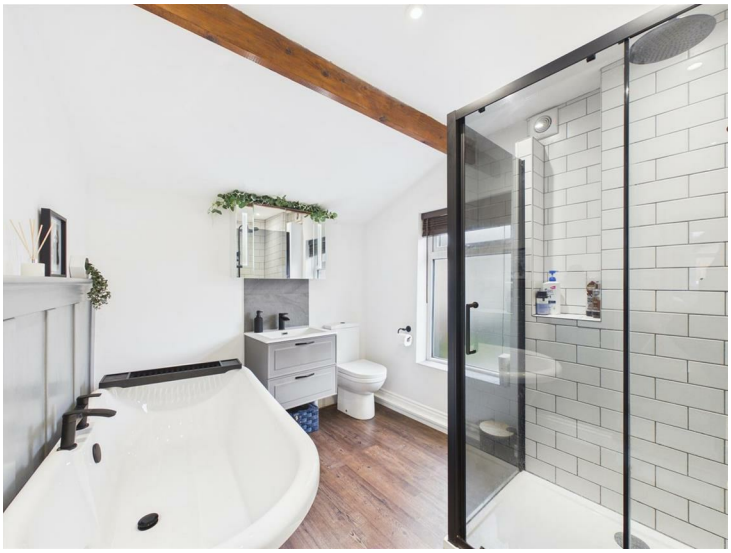




Bathroom

9'3" x 7'8" (2.83 x 2.36)

Well-appointed and featuring low flush WC, vanity unit with wash handbasin and drawers beneath, free standing roll edge top bath, separate shower cubicle, stylish towel radiator, mirrored cabinet with LED lighting, shaver point and double glazed window to rear.



Outside

The property features a mainly lawn garden with traditional blue brick paved patio and feature decked seating area with timber framed pergola over.







Council Tax Band A





Floor 0

Approximate total area(1)

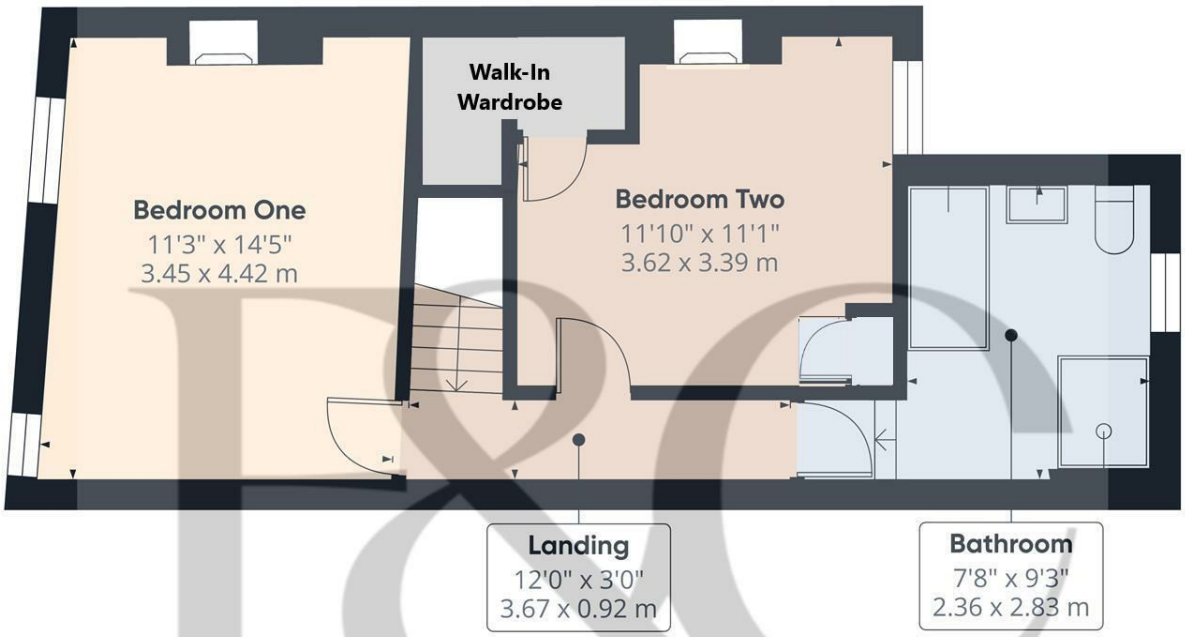
359 ft²

33.4 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

Approximate total area(1)

405 ft²

37.6 m²

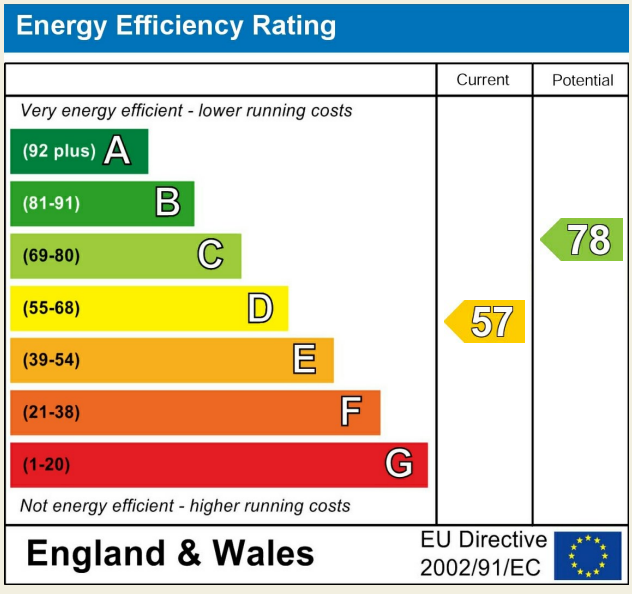
(1) Excluding balconies and terraces

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12 Redshaw Street
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Council Tax Band: A
Tenure: Freehold