



# HOPKINS & DAINTY

ESTATE AGENTS



**Cobden Street, Derby, DE22 3GX**

**£233,000**

**\*\*OPEN 7 DAYS\*\*** HOPKINS & DAINTY of TICKNALL are delighted to offer for sale this unique, unusual, quirky, cottage with STUDIO, dating back to circa 1860, fabulously located within easy reach of the city centre and having a large rear garden, off road parking and coming to the market with no upward chain. The cottage has double glazing and gas central heating and has been significantly extended by the current owners with accommodation comprising: Entrance porch, dining kitchen with useful cellar accessed from here and lounge. To the first floor there are three bedrooms and a bathroom. The property also offers a studio which is accessed via stairs from the first floor bedroom or from the garden. Outside, there is off road parking for one vehicle, a delightful Mediterranean style courtyard which leads to a long garden, a most unusual asset for a city centre dwelling. This property lends itself to many a purchaser and could even be split into separate accommodation for dependant relatives and for this reason we highly recommend an internal viewing at your earliest convenience. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

### Entrance porch

With windows to the front and side, ceramic tiled flooring, door to:

### Dining kitchen 17'1" x 11'10" (5.22 x 3.63)



Fitted with a range of matching wall and base units, working surfaces with matching upstand, inset Belfast style sink and drainer, fitted electric oven with a gas hob and extractor hood over, integrated fridge, integrated freezer, two wall mounted vertical radiators, two windows to the front, useful understairs storage cupboard with access to the cellar which measures 11'10 x 6' 10 and has a vaulted brick ceiling, stairs off to the first floor, door to:

### Lounge 11'11" x 10'8" (3.65 x 3.27)



With window to the front, radiator, gas fire 'log burner' into chimney recess with brick tiled hearth and surround.

### The first floor

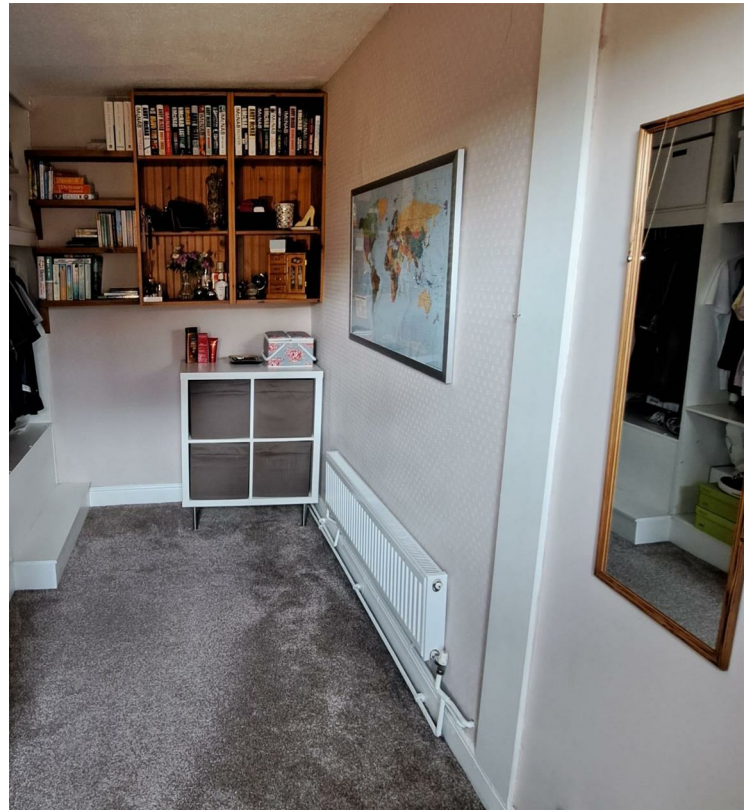
With window to the front, fitted cupboard, door to:

### Bedroom Two 11'11" x 10'9" (3.65 x 3.28)



With window to the front, radiator, built in overstairs storage cupboard.

### Bedroom Three 7'4" x 6'11" (2.24 x 2.11)



With sliding doors (put in by current owners but could easily be taken out again) radiator, fitted wardrobes.

## Bathroom



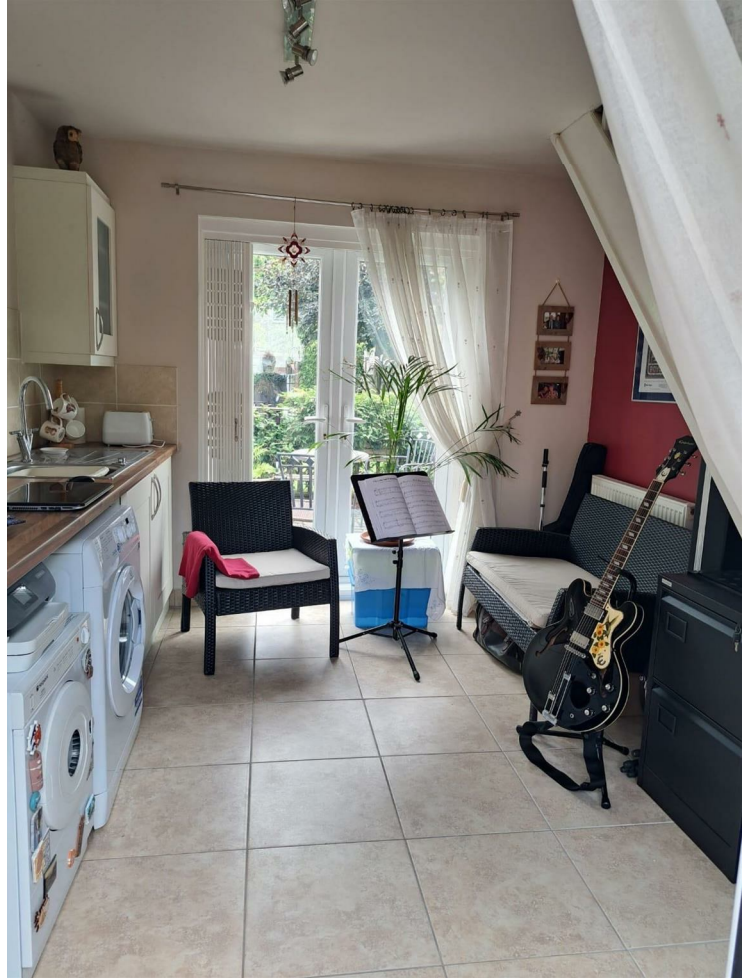
Fitted with a three piece suite comprising: 'P' shaped panelled bath with shower over, pedestal wash hand basin, W.C., partially tiled walls, Karndean flooring, window to the rear, heated towel rail.

## Bedroom One 16'2" inc stairs x 10'6" (4.93 inc stairs x 3.22)



With two windows to the rear, two windows to the front, radiator and stairs leading down into the utility room.

## Studio room 10'6" x 9'7" (3.22 x 2.93)



With double opening French doors to either side of the room, fitted matching wall and base units, working surface with a tiled splashback and inset stainless steel sink unit and drainer, appliance space for washing machine and tumble dryer, radiator.

## Outside



The property has a small driveway that provides off road parking for one vehicle, gated access leads to a block paved and patio courtyard which offers a good degree of privacy. The block paving continues round to the rear garden which is generous in size with lawn, patio and borders, From the lawn there is a further part to the garden which the current owners use for storage sheds and general garden storage.

### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide

only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

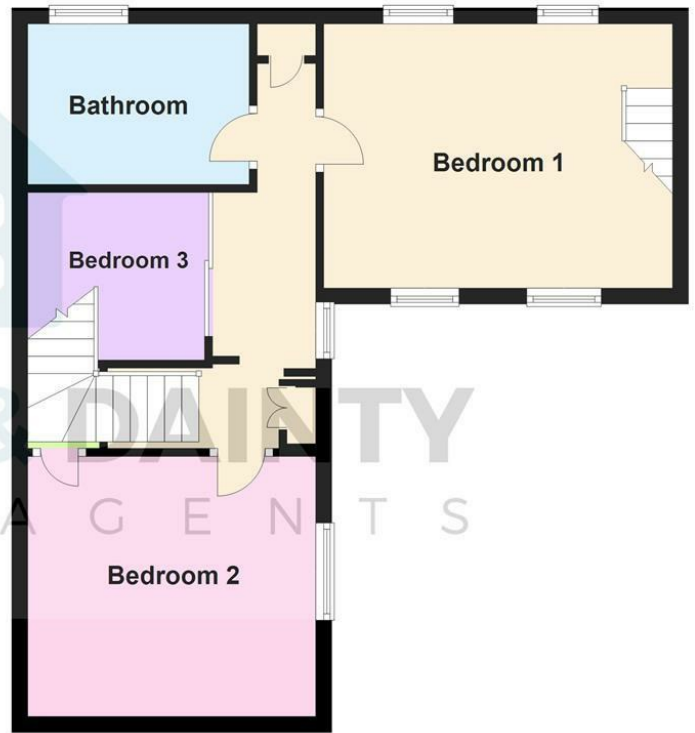
**Ground Floor**

Approx. 43.2 sq. metres (464.7 sq. feet)



**First Floor**

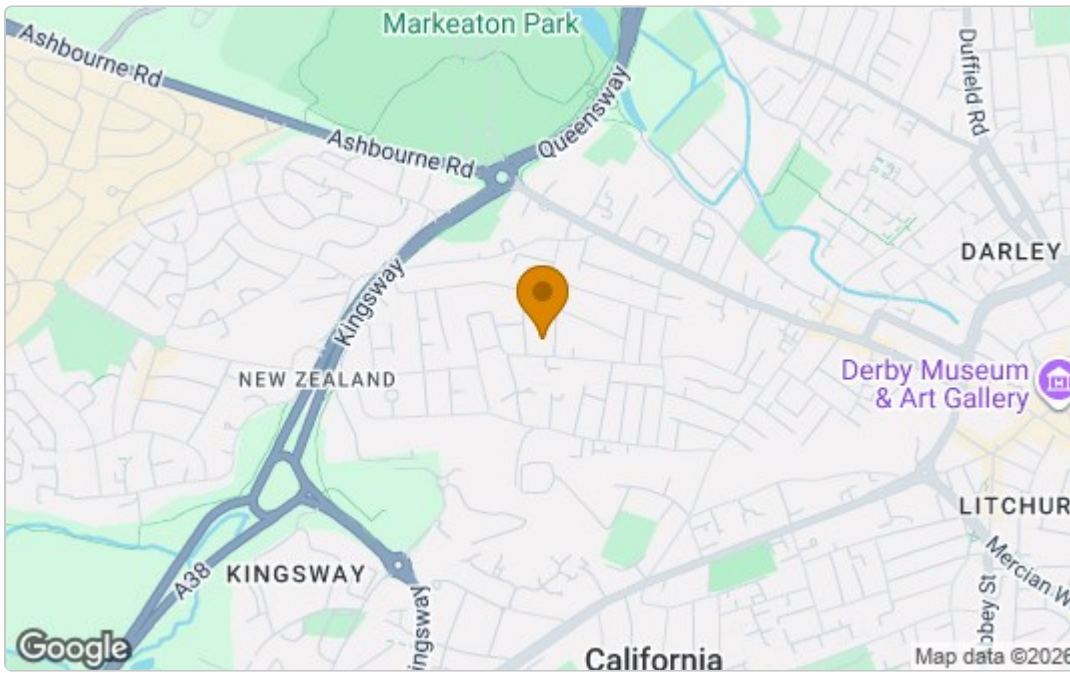
Approx. 46.7 sq. metres (502.4 sq. feet)



Total area: approx. 89.8 sq. metres (967.1 sq. feet)

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Plan produced using PlanUp.

**Area Map**



**Energy Efficiency Graph**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.