



£145,000

Bedford Street, Derby DE22 3PD

Terraced House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Two Double Bedrooms
- Two Reception Rooms
- Gas Central Heating
- Generous Rear Garden
- Convenient For A38, Royal Derby Hospital & Derby City Centre
- Mid Terraced House
- Cellar



## Property Description

Located within Derby city Centre is this well proportioned mid terrace property benefiting from a superb rear garden.

## Main Particulars

Properties are pleased to present for sale this spacious Victorian mid terrace property located within Derby city centre. The property comprises of a lounge, separate dining room an extended kitchen with a superb rear garden to the rear elevation. The first floor landing provides access to 2 bedrooms and a bathroom.

Located just off Uttoxeter Road, close to the St Albans Road area of Derby, the sale of this rare type of property in this location and is likely to appeal to first time buyers, those looking to downsize and even buy to let investment buyers. The Derby Royal hospital and Derby city centre are both within easy reach connected by a frequent public transport service and provides easy access to all major road links such as the A38. An immediate inspection should be undertaken to avoid disappointment.

### Dining Room

3.41m x 3.75m (11' 2" x 12' 4")

Entered via UPVC door from the front elevation, wall mounted radiator, double glazed window, wood floor covering, decorative coving and wall lighting. The feature focal point of the room is a fireplace with shelving located in the chimney recesses. Internal door leads to:-

### Living Room

4.3m x 3.61m (14' 1" x 11' 10") Located between the kitchen and dining room is this cosy living room with staircase to first floor landing and access point that leads to the cellar. TV point, wall mounted radiator, shelving located in the chimney recess, wood floor covering and double glazed window to the rear elevation.

### Cellar

3.83m x 3.5m (12' 7" x 11' 6")

Providing storage space.

### Kitchen

2.91m x 1.81m (9' 7" x 5' 11") Comprising of a range of wall base mounted oak units with rolltop worksurface incorporating a one and a half bowl stainless steel sink drain unit with mixer taps and complementary splashback areas. Undercounter space employment for washing machine, integrated electric oven, four ring gas hob with stainless steel extract canopy over and integrated fridge/freezer. Tiled floor covering, wall mounted radiator, shelving, window to the rear elevation and access to the side elevation.

### First Floor

### Landing

Accessed via the living room with internal doors accessing both bedrooms and bathroom. Ceiling mounted loft access point and wall mounted radiator.

#### Bedroom One

3.77m x 3.43m (12' 4" x 11' 3") Double glazed window to front elevation, wall mounted radiator, exposed floorboards and decorative coving to ceiling

#### Bedroom Two

3.47m x 3.43m (11' 5" x 11' 3") Double glazed window to the rear elevation, wall mounted radiator and useful storage cupboard.

#### Bathroom

2.95m x 2.39m (9' 8" x 7' 10") Comprising of three-piece white suite to include WC, pedestal wash handbasin and panel bath with shower attachment over and complimentary shower screen. Vinyl floor covering, wall tiling, wall mounted gas combination boiler, wall mounted chrome heater towel rail and double glazed obscured window.

#### External

#### Outside

The property benefits from a superb rear garden Access access via a shared access site with gated access. The garden offers a covered seating area, large patio, and professionally landscaped garden.

The garden is separated into two parts with the first part of the garden being a raised patio with raised stopped borders with attractive wall boundaries all enclosed by timber fence boundaries. A gravel pathway then leads to an area of lawn with trellis and further fencing.

#### Disclaimer

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- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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