



£200,000

Chesterton Road, Derby DE21 7EP

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Semi Detached Home
- 3 Bedroom, 1 Reception Room
- Garage With Power And Lighting
- Kitchen/Diner
- Ground Floor Bathroom
- Requires Modernisation
- Driveway & Car Port
- Ideal Development Opportunity
- Sought After Residential Location
- COUNCIL TAX BAND B

Property Description

An opportunity to acquire this three bedroom semi detached property in need of modernisation located in sought after residential area.

Main Particulars

Derbyshire Properties are pleased to offer for sale this three bedroom semi detached house located in residential area and in need of modernisation throughout. The property has been competitively priced and an immediate inspection should be undertaken to avoid disappointment. The property briefly comprises of :- entrance porch, entrance hall, living room, kitchen and ground floor bathroom. To the first floor, a landing provides access to 3 bedrooms, landing and upstairs WC. Externally the property offers gardens to the front and rear elevations, driveway and carport. We believe the property will be of interest for first time buyers, families and developers.

Porch

Constructed from UPVC units with door leading in from the front elevation and internal hardwood door with obscured glass and window leading to:-

Entrance Hallway

With staircase to first floor landing with under stairs storage cupboard, wall mounted shelving, wall mounted double radiator and internal doors providing access to the living room kitchen and ground floor bathroom.

Living Room

With double glazed window to the front elevation, wall mounted radiator, TV point. The feature focus point of the room is a pine feature wall with wall mounted electric fire and glass display cabinet cabinets.

Kitchen/Diner

Comprising of a range of wall and base mounted matching units incorporating a single sink drainer unit with mixer taps and tiled splashback's. Undercounter space and plumbing for washing machine, space for electrical and gas cooker point, vinyl floor covering, wall mounted gas heater and double glazed window to the rear elevation.

Ground Floor Bathroom

Comprising of a three-piece suite to contain WC, pedestal wash hand basin and panelled bath with wall mounted electric shower and attachment over. Double glazed obscured window to side elevation, wall mounted radiator vinyl floor covering and useful storage cupboard.

First Floor

Landing

Accessed via the entrance hall with double glazed window to the front elevation, internal doors accessing or bedrooms, wall mounted shelving, there is a pull down loft ladder giving access to a partly boarded loft with lighting.

Bedroom 1

With double glazed window to the rear elevation, painted floorboards, wall mounted radiator and range of fitted wardrobes.

Bedroom 2

With double glazed window to the front elevation, wall mounted radiator and range of fitted bedroom furniture.

Bedroom 3

Double glazed window to the rear elevation, wall mounted radiator.

WC

With WC, wall mounted wash hand basin with tiled splashback and wall mounted gas combination boiler.

Outside

To the front elevation is parking with a side carport that leads to a rear garden that is mainly laid to lawn with inset pathway. Timber fenced boundaries and stocked flower beds and borders. Access to the garage.

Garage

With lighting and power.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 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.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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