



£140,000

Stockbrook Street, Derby DE22 3WH

Terraced House | 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Mid Terraced House
- 2 Bedrooms & 2 Reception Rooms
- Modernised Throughout
- Rear Garden
- No Chain
- Ideal First Time Buy or Buy To Let
- Viewing Advised
- Council Tax Band A

Property Description

A Stylishly Renovated Victorian Terrace in a Convenient City Centre Location, Offered for sale with no upward chain.

Main Particulars

Offered for sale with no upward chain, this attractive two-bedroom Victorian mid-terrace property is ideally positioned within Derby City Centre, offering convenient access to a wide range of local amenities, transport links, shops, restaurants and employment opportunities.

Having undergone a programme of refurbishment in recent years, the property presents well-appointed and modern accommodation throughout, making it an excellent opportunity for first-time buyers, professionals and buy-to-let investors alike.

The accommodation briefly comprises a welcoming lounge, separate dining room and fitted kitchen to the ground floor. To the first floor, the landing provides access to two generous double bedrooms and a contemporary family bathroom.

Externally, the property benefits from a private, enclosed and low-maintenance rear garden, ideal for outdoor seating and entertaining.

An early viewing is highly recommended to appreciate the accommodation on offer.

Ground Floor

Living Room

Accessed via a UPVC entrance door from the front elevation, featuring a tiled floor, double glazed window to the front aspect, wall-mounted radiator and TV point.

Inner Hallway

Located between the lounge and dining room, with continuation of the tiled flooring and a useful understairs storage cupboard.

Dining Room

A spacious reception room with tiled flooring, double glazed window to the rear elevation, wall-mounted radiator, TV point and staircase rising to the first-floor landing.

Kitchen

Fitted with a range of matching base units with rolled-edge work surfaces incorporating a stainless steel sink and drainer with mixer tap. Integrated electric oven, electric hob with stainless steel extractor canopy over, tiled splashbacks, part wall tiling, spotlighting, double glazed obscured window to the side elevation and door providing access to the rear garden.

First Floor

Landing

Providing access to both bedrooms and the bathroom, with wall-mounted radiator.

Bedroom 1

A generous double bedroom with double glazed window to the front elevation, wood-effect laminate flooring, wall-mounted radiator and space for freestanding wardrobes.

Bedroom 2

A further double bedroom with double glazed window to the rear elevation, wood-effect laminate flooring, wall-mounted radiator and a useful over-stairs storage cupboard.

Bathroom

Appointed with a modern three-piece white suite comprising low-level WC, pedestal wash hand basin and panelled bath with mains-fed shower and glazed shower screen over. Vinyl flooring, chrome heated towel rail, built-in linen storage cupboard and double glazed obscured window to the rear elevation.

External

Outside

To the rear of the property is an enclosed, low-maintenance garden featuring a paved patio seating area and further hard-landscaped garden space. The garden is enclosed by a combination of brick wall and timber fence boundaries. As is typical with many Victorian terraced properties, there is a shared access passageway providing neighbouring properties with access across the rear.

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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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	69	
(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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