

2 Bed House - Townhouse

Price £195,000

📍 Chimley Street, Spondon, Derby, DE21 7UG



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BY PAD GROUP

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DRAFT DETAILS ONLY - COMING TO THE MARKET SHORTLY - COMPETITIVELY PRICED FOR EARLY COMPLETION - IDEAL FIRST TIME BUY OR INVESTMENT - SMART AND STYLISH TWO BEDROOM TOWN HOUSE SITUATED IN THIS HIGHLY POPULAR LOCALITY - HIGH SPECIFICATION - GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - FREEHOLD - COUNCIL TAX BAND B - ENERGY RATING B.

Reception Hall

With composite entrance door and radiator.

Guest's Cloakroom / Wc



Having white two piece suite with radiator.

Sitting Room 15'3" x 9'6" (4.65 x 2.90)



Having understairs storage, window to the front elevation and a radiator.



Dining Kitchen 13'3" x 7'1" (4.04 x 2.18)



Having a fully fitted kitchen with integrated oven and hob, radiator, French doors and window.



First Floor

Landing

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Principal Bedroom 13'3" x 10'7" (4.06 x 3.23)



With radiator and UPVC double glazed window.

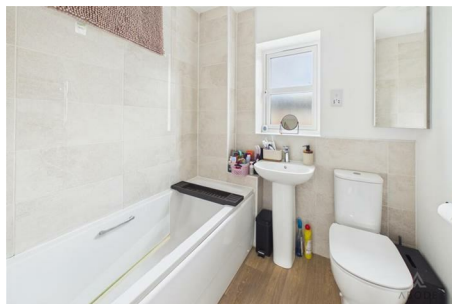


Bedroom Two 11'10" x 6'9" (3.63 x 2.08)



With radiator and UPVC double glazed window.

Bathroom



Having modern white three piece suite with radiator and UPVC double glazed window.

Outside



Having two car block paved forecourt with lawned and fenced rear garden

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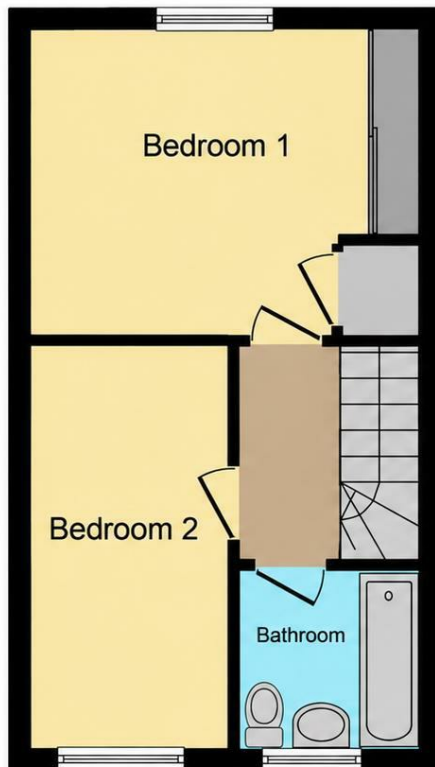
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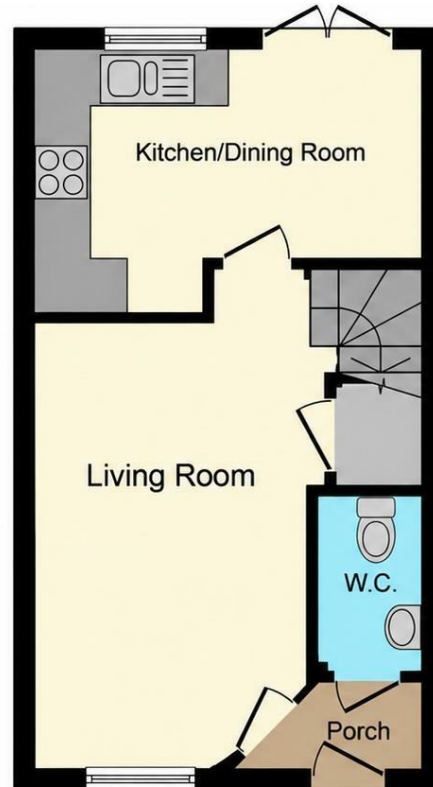
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First Floor



Ground Floor

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A 92-98	98
B 81-91	83
C 69-80	
D 55-68	
E 49-54	
F 39-48	
G 21-38	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	