



13 Webster Street
Derby
DE1 1PT

Offers Over
£135,000

- Within walking distance of the city centre
- Ideal for the first time buyer or investor
- Sitting Room and Open plan Dining Kitchen
- Two double bedrooms
- Family bathroom
- Enclosed rear garden
- Tastefully decorated throughout
- EPC RATING D
- Double glazing and GCH
- No Upward Chain- Viewing Recommended

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

The property is offered with NO UPWARD CHAIN and is a well presented two bedroom passage terrace property occupying a quiet yet convenient position within walking distance of the city centre and is ideal for the first time buyer or investor. The property benefits from gas central heating, double glazing and the accommodation briefly comprises, shared passage to the side of the property which leads to the entrance door, which opens into the dining area of the open plan dining kitchen with useful cellar, and there is a sitting room to the front. The first floor leads to two double bedrooms and a modern spacious bathroom.

Outside there is a private, enclosed garden to the rear with useful brick built store.

LOCATION

The property is conveniently positioned on the outskirts of Derby city centre which provides a broad range of amenities including shops, leisure centres, restaurants, pubs and bars.

ACCOMMODATION - ON THE GROUND FLOOR

The property is approached via a shared passage to the side of the property to the entrance door, which in turn leads into the dining area.

SITTING ROOM

3.93m x 3.29m (12'10" x 10'9")

Double radiator, tv point, upvc double glazed window to the front and door to:





OPEN PLAN DINING KITCHEN

4.86m x 3.43m (15'11" x 11'3")

Comprising:

DINING AREA

Side entrance door, stairs to the first floor, separate door to the cellar, radiator, ceramic flooring and upvc double glazed window to the rear.

KITCHEN AREA

Continuation of the ceramic flooring, a range of quality base, wall and drawer units with matching cupboard and drawer fronts, granite effect laminate roll edge preparation surfaces with inset stainless steel sink unit and drainer with chrome mixer tap over, ceramic wall tiling, four ring electric double oven and grill with stainless steel extractor hood over having variable speed, fan and lighting, plumbing suitable for automatic washing machine, sealed unit double glazed window to the rear elevation and further double glazed and panel door provides access to the garden.

ON THE FIRST FLOOR - LANDING

DOUBLE BEDROOM ONE

3.93m x 3.29m (12'10" x 10'9")

Radiator, upvc double glazed window to the front.

DOUBLE BEDROOM TWO

3.80m x 3.54m to 2.39m (12'5" x 11'7" to 7'10")

Radiator, built in wardrobe/storage cupboard, upvc double glazed window to rear, access to loft space which has been fully insulated.

WELL APPOINTED BATHROOM

White suite comprising, panel bath with shower over, pedestal wash hand basin, low level w.c., ladder style towel rail, extractor fan, ceramic wall tiling.

OUTSIDE & GARDENS

A shared, secure gated passage way provides access to the rear of the property and leads to a delightful, enclosed garden enjoying a sunny aspect. The garden is mainly laid to lawn with useful brick built store.

COUNCIL TAX BAND

Derby City - A.

DIRECTIONAL NOTE

From the city centre is via Curzon Street, at the junction bear left and proceed straight ahead at the traffic lights onto Abbey Street, take the left turning into Spa Lane and left again into Grey Street. At the junction bear left onto Gerrard Street before turning right onto Webster Street where the property will be located on the right hand side.

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office (APB/SE).



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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