

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

28 Chester Green Road Derby, DE1 3SF



Deceptively spacious two bedroom terrace property occupying fabulous location opposite Chester Green Park on Chester Green Road.

- NO UPWARD CHAIN
- Entrance hall with Minton floor • Through lounge/ dining room • Kitchen • Rear lobby and wet room
 - Two bedrooms • Bathroom and separate w.c
 - Rear garden
- VIEWING ESSENTIAL •

Price £200,000



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GENERAL INFORMATION

THE PROPERTY

A great opportunity to acquire a charming, period, mid terrace property overlooking beautiful Chester Green. The property is sold with the benefit of no upward chain and features entrance hall with Minton floor, through lounge/ dining room, kitchen, rear lobby and wet room. To the first floor there are two bedrooms, bathroom and separate w.c.

Outside, to the rear is an enclosed garden.

LOCATION

The property occupies a fabulous location in Chester Green which is a short walk from a complete range of services in Derby city centre.

ACCOMMODATION

PANELLED ENTRANCE DOOR

With glazed fan-light provides access to:

PORCH

With Minton tiled floor. Coved cornice and dado rail. Glazed door to:

HALLWAY

With continuation of Minton tiled floor. Central heating radiator. Feature archway, coved cornice and dado rail. Staircase to first floor. Panelled door to:

OPEN PLAN THROUGH LOUNGE/ DINER

Comprising:

DINING ROOM 3.5m x 3.47m (11'6" x 11'5")

With feature stone fireplace incorporating open grate. Central heating radiator. Coved cornice, ceiling rose, picture rail and dado rail. Fitted shelving and cupboard to chimney breast recess. Sealed unit double glazed window to front with views of Chester Green. Open access to:

LOUNGE 3.71m x 3.6m (12'2" x 11'10")

Again, with feature stone fireplace incorporating log burning stove. Useful cupboard in chimney breast recess. Decorative coving, ceiling rose and dado rail. Central heating radiator. Sealed unit double glazed french doors providing access to garden. Door to:

KITCHEN 3.37m x 2.54m (11'1" x 8'4")

With solid wooden preparation surfaces having tiled surrounds, inset Belfast sink unit with mixer tap, fitted base cupboard and drawers, complementary wall mounted cupboards. Appliance spaces suitable for free-standing gas cooker, fridge/ freezer, washing machine and dishwasher. Wall mounted gas fired boiler. Two windows to side. Panelled door to useful under stairs storage cupboard/ pantry. Doorway to:

REAR LOBBY

With further appliance space and fitted shelving. Door to garden. Further door to:

WET ROOM 2.0 x 1.98m (6'7" x 6'6")

With low flush w.c., pedestal wash hand basin and integrated shower.

FIRST FLOOR ACCOMMODATION



SEMI-GALLERIED LANDING

With useful storage cupboard. Panelled door to:

LARGE BEDROOM ONE 5.57m x 3.49m (18'3" x 11'5")

A very large room which could potentially be split to form two separate rooms. With feature fire surround. Central heating radiator. Decorative coving. Two sealed unit double glazed windows to front overlooking beautiful green.

BEDROOM TWO 4.0m x 3.72m (13'1" x 12'2")

With feature cast iron fire surround. Central heating radiator. Decorative coving and picture rail. Window to rear.

BATHROOM 2.5m x 2.06m (8'2" x 6'9")

With free-standing roll edge bath with shower attachment, wash hand basin. Feature fire surround. Central heating radiator. Airing cupboard. Window to rear.

SEPARATE W.C.

With low flush w.c and window to side.

OUTSIDE AND GARDENS

To the rear of the property is a garden requiring maintenance and featuring two timber sheds. The property fronts directly onto beautiful Chester Green.

DIRECTIONAL NOTES

The approach from the Derby office is to proceed out of town along Mansfield Road, the property is

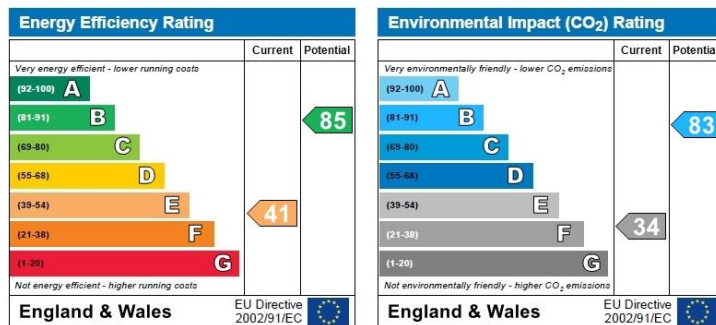
best accessed from this side of Chester Green Road and will be denoted by our 'for sale' board.

COUNCIL TAX BAND

Derby City - Band B

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office (BA/DLW May 2020)



CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing.

No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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