



£180,000

Watson Street, DERBY DE1 3SP

Town House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Lounge with feature fireplace
- Breakfast Kitchen with space for appliances
- Sun Room creating further ground floor space
- Two bedrooms; both with built-in storage
- Modern bathroom with white suite
- Low-maintenance gardens to front & rear
- Garage located in block close by to the property
- Located just off Kedleston Road
- Open space within easy walking distance
- Ideally positioned for Derby University & Derby Royal Hospital

## Property Description

Located just off KEDLESTON ROAD is this two bedroom home with a separate GARAGE. Enjoying a modern kitchen & bathroom. Ideally located for Derby University & Derby Royal Hospital. Viewing highly recommended.

## Main Particulars

Located just off KEDLESTON ROAD is this two bedroom home enjoying a spacious lounge with feature fireplace and stairs leading to the first floor. Breakfast kitchen with modern units and space for appliances. Sun room creating further space to the ground floor and providing access onto the rear garden. To the first floor there are two bedrooms; both with built-in storage cupboards. Re-fitted modern bathroom with white three-piece suite. Gas fired central heating and double glazing. Low-maintenance gardens to front and rear. Garage located in block close by to the property. This is the perfect property for a first time buyer or investor looking for a property close to the City Centre, University of Derby and Derby Royal Hospital. Conveniently located for major link roads and access to open space.

Ground floor

Accommodation

The property is approached via a double glazed exterior door into:

Entrance Porch

1.78m x 1.14m (5' 10" x 3' 9") with light point, double glazed windows to side elevations and door into:

Living Room

4.26m x 4.23m (14' 0" x 13' 11") with ceiling light point, coving to ceiling, wood effect laminate flooring, central heating radiator, feature fireplace with space for an electric fire, double glazed window to front elevation and stairs leading to first floor.

Breakfast Kitchen

4.27m x 2.98m (14' 0" x 9' 9") fitted with a matching range of eye and base level units with contrasting worktops over incorporating a 1 & 1/2 bowl stainless steel sink unit with single drainer. Gas hob with pull-out extractor hood over. Built-in oven and space for washing machine, dishwasher and tall fridge/freezer. Ceramic splashback tiling, tiled flooring, central heating radiator, double glazed window to rear elevation and double glazed exterior door into:

Sun Room

2.33m x 2.29m (7' 8" x 7' 6") with tiled flooring, double glazed window to rear elevation and double glazed sliding patio doors leading onto the rear garden.

First floor

Landing

1.88m x 1.80m (6' 2" x 5' 11") with ceiling light point and loft hatch providing access to roof space.

#### Bedroom One

4.21m x 3.25m (13' 10" x 10' 8") with ceiling light point, central heating radiator, storage cupboard and double glazed window to front elevation.

#### Bedroom Two

3.00m x 2.28m (9' 10" x 7' 6") with ceiling light point, central heating radiator, wood effect laminate flooring, storage cupboard and double glazed window to rear elevation.

#### Bathroom

2.05m x 1.86m (6' 9" x 6' 1") appointed with a white three-piece suite comprising of an encased panelled bath with shower over and glass shower screen. Vanity wash hand basin with storage beneath and WC. Ceramic floor tiling, heated towel rail and obscure double glazed window to rear elevation.

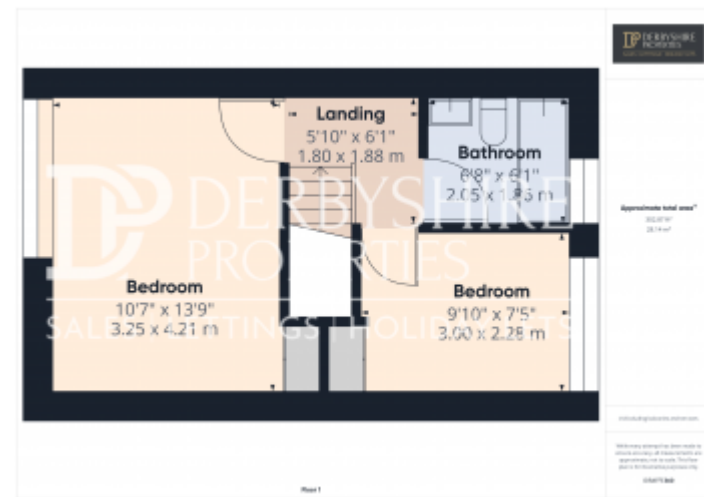
#### Outside

The front garden is mainly gravelled with a selection of shrubs and inset pathway. Enclosed rear garden being mainly paved for easy maintenance with raised decking area. Access gate to rear and GARAGE located in block close by to the property.

#### 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.
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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+) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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