



£225,000

St Edmunds Close, Derby DE22 2DZ

Cottage | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Character Cottage
- 2 Bedroom, 1 Reception Rooms
- Kitchen/Breakfast Room
- Character & Charm Throughout
- Highly Sought After Area
- Ideal First Home Or Down Size
- COUNCIL TAX BAND A
- View Absolutely Essential!

## Property Description

Offered with no upwards chain is this two bedroom character cottage located in the highly regarded location of Allestree Village. The property offers charm and character throughout and an early internal inspection is essential.

## Main Particulars

Derbyshire Properties are delighted to present this charming mid terrace cottage located within a sought-after village location. The property briefly comprises of :- lounge kitchen/breakfast room and rear entrance hall all to the ground floor. To the first floor there are two bedrooms and modern bathroom and the outside space to the rear of the property is a private landscaped cottage garden with timber fence boundaries to neighbouring properties and patio. We recommend the property would ideally suit first time buyers and those looking to downsize. An immediate viewing should be undertaken to avoid disappointment.

### Living Room

3.99m x 4.02m (13' 1" x 13' 2") With hardwood door leading in from the front elevation, window, wall mounted radiator, exposed beams to ceiling, staircase to the 1st floor landing with under stairs storage cupboard. The feature focal point of the room is a painted chimney breast with attractive recess and raised tiled hearth. Cottage door leads to:-

### Kitchen/Breakfast Room

2.49m x 3.75m (8' 2" x 12' 4") Mainly comprising of a range of wall and base units with hardwood work surfaces incorporating a single stainless steel sink drainer unit with mixer taps, undercounter space and plumbing for washing machine, wall mounted combination boiler, exposed beams to ceiling, windows to the rear elevation, wall mounted radiator, vinyl floor covering and undercover lighting. Integrated appliances include electric oven, induction hob and pull out extractor canopy over. Cottage door lead to:-

### Rear Hall

1.27m x 1.45m (4' 2" x 4' 9") With double glazed window and door to the rear elevation, wall mounted radiator and vinyl floor covering leading through from the kitchen. A useful storage alcove for extra storage or even space to house a fridge/freezer.

### First Floor

#### Landing

Accessed via the living room within internal cottage doors leading to both bedrooms and bathroom.

#### Bedroom 1

3.27m x 3.98m (10' 9" x 13' 1") With window front elevation, wall mounted radiator and feature pitched roof with original exposed beams to ceiling. Fitted wardrobe providing ample storage and hanging space.

## Bedroom 2

Double glazed window to the rear elevation, wall mounted radiator.

## Bathroom

2.43m x 1.85m (8' 0" x 6' 1") This three white modern bathroom suite comprises of a low-level WC, pedestal wash hand basin with tiled splashback and panelled bath with wall mounted mains shower and attachment over. Double glazed obscured window to the rear elevation, part wall tiling, wall mounted radiator and vinyl floor covering.

## Outside

The lovely cottage style garden to the rear elevation has paved pathway dividing two flowerbeds, timber fence boundaries to neighbouring properties and mature shrubbery creating high levels of privacy. A paved patio area is ideal for outside eating and a brick outbuilding supplies useful outside storage.

## 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.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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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