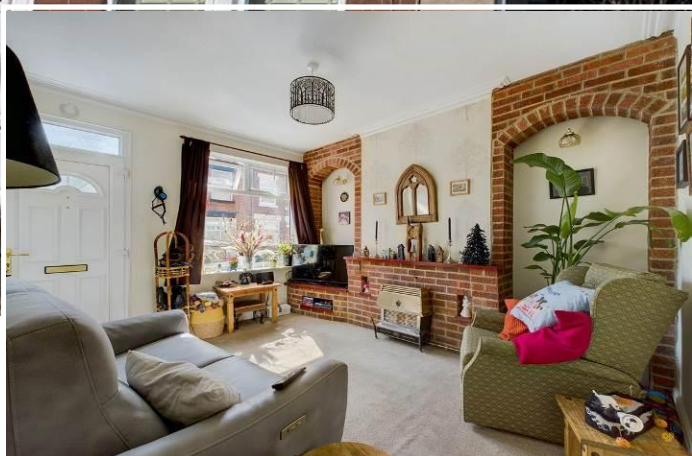


Arnold Street  
Derby, DE22 3EW



Great city living situated close to Derby City Centre, ideally located close to local amenities, travel networks, schools, Derby University and Markeaton Park. Comprising modern kitchen, 2 generous reception rooms, 2 double bedrooms, first floor bathroom and pretty rear garden.

£130,000

John German 

The front entrance door opens into the lounge with a large uPVC double glazed picture window to the front. A fireplace forms the focal point of the room with brick arches on either side, wall lighting, coved ceiling and central heating radiator.

Moving through the property to the dining room that has a rustic fireplace, central heating radiator and a uPVC double glazed window overlooks the rear. There is a large under stairs storage cupboard and a door leads to the stairwell.

The kitchen is fitted with a range of cream base and eye level units with contrasting wood effect worksurfaces, tiled splashbacks and an inset stainless steel sink unit with mixer tap. There is a built-in eye level oven and four ring gas hob with stainless steel extractor hood over plus space for fridge freezer and plumbing for washing machine. A uPVC double glazed window overlooks the side, double glazed entrance door and central heating radiator.

On the first floor landing doors lead off to the bedrooms and bathroom. The master bedroom has a uPVC double glazed window to the front and central heating radiator.

Bedroom two has a uPVC double glazed window to the rear, central heating radiator and built-in over stairs cupboard.

The bathroom completes the internal accommodation with a full three piece suite comprising low flush WC, pedestal hand wash basin and panelled bath with electric shower over. There is extensive tiling to splashback areas, uPVC double glazed window to the rear and built-in cupboard houses a modern combination boiler.

Outside to the rear is a lawned fully enclosed rear garden with a brick outhouse that needs a bit of work but has great potential.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.derby.gov.uk](http://www.derby.gov.uk)  
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/10052023

**Local Authority/Tax Band:** Derby City Council / Tax Band A











Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

#### Agents' Notes

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#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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