

Arthur Street

Derby, DE1 3DH



Situated in the heart of Derby. Modern town house with three good bedrooms, making it great option for investment or for first time buyers home working and/or lodger. Benefits from gas central heating and uPVC double glazing, private garden to the rear and two allocated parking spaces.

£230,000



John German

Arthur Street is a much sought after residential location owing to its brilliant position, a few minutes walk from the vibrant city centre with its wealth of bars, restaurants and the Intu shopping centre. This property is perfectly positioned for ease of access to the A38 giving onward travel to the A50 and A52. The house is within a short walk of the delightful Darley Park which offers beautiful countryside walks beside the river and cafe and near to excellent schools, Markeaton Primary School, Landau Forte Secondary School and Derby University.

Entrance to the property is via a uPVC double glazed entrance door with matching front facing window and opening into a spacious entrance hall with stairs rising to the first floor, doors leading off to the ground floor rooms, laminate flooring and central heating radiator.

The kitchen overlooks the front elevation with two uPVC double glazed windows, fitted with a range of wall and base cupboards with roll edge work surfaces and an integrated electric oven electric hob and extractor over, there is space for a washing machine and fridge, radiator, laminate floor and complimentary tiled walls. The room has a wall mounted boiler providing domestic hot water and central heating.

The lounge is a spacious room with a uPVC double glazed door leading into the rear elevation, double glazed windows overlooking the rear garden and a feature fireplace with inset coal effect electric fire set within a decorative surround upon a marble effect hearth. The room has a quality laminate floor, radiator and useful under stairs storage cupboard.

On the first floor, stairs lead to a central landing with doors leading off to the bedrooms and bathroom with access to the loft space.

The bathroom is fully tiled with a tiled floor and fitted with a low flush WC, pedestal wash hand basin and a panelled bath with shower over the bath, radiator, opaque uPVC double glazed window overlooking the front elevation and large storage cupboard.

There are three bedrooms all with uPVC double glazed windows and central heating.

Outside the property benefits from a fully enclosed lawned garden to the rear with herbaceous borders and patio and there is gated access to the car park where there are two allocated car parking spaces. Further on street permit parking to the front.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Two allocated spaces

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

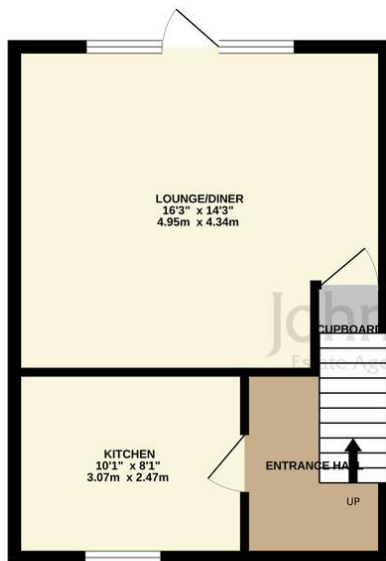
Local Authority/Tax Band: Derby City Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.derby.gov.uk

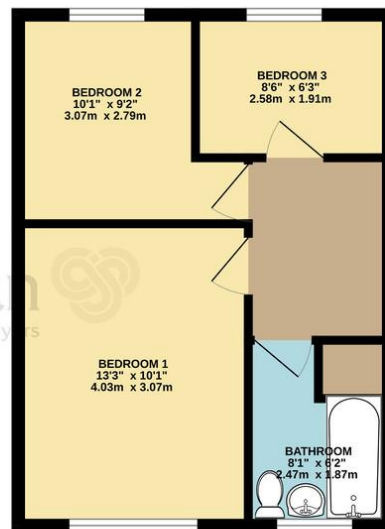
Our Ref: JGA/07082024

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GROUND FLOOR



1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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