

Lydstep Close  
Oakwood, Derby, DE21 2RY

John  
German



# Lydstep Close

Oakwood, Derby, DE21 2RY

£165,000

**This two bedroom mid-townhouse offers great value accommodation, the accommodation briefly comprises, entrance hall, useful cupboard, sitting room, dining kitchen, generous master bedroom with built-in wardrobes, good sized second bedroom and bathroom. Driveway parking.**

Situated within the ever popular residential suburb of Oakwood on the outskirts of Derby, ensuring fast access to the city centre, link roads close by to include A52, A38 and A6 connecting to the motorway network linking to other regional centres. There is an excellent range of local amenities including shops, schools. Pubs and eateries as well as plenty of green spaces to enjoy.

Front door which opens into a lobby with a useful cloaks cupboard and a door leading into the lounge. This comfortable room has a double central heating radiator, TV and telephone points, and a sealed unit double glazed window to the front elevation.

The dining kitchen sits across the rear of the house and is fitted with a range of base, wall and drawer units having matching cupboard fronts, roll edge work surfaces with inset 1½ basin sink unit with draining board, built-in four ring gas hob with extractor hood over, integrated electric fan assisted oven, plumbing suitable for an automatic washing machine, complementary tiled splash backs, a ample dining space, central heating radiator, useful understairs storage cupboard and sealed unit double glazed window to the rear. Glazed and panelled door provides access to the rear garden, wall mounted boiler servicing the central heating system.

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

Bedroom one has built-in wardrobes, central heating radiator, useful over stairs storage cupboard, TV and telephone points and sealed unit double glazed window to the front.

Bedroom two has a central heating radiator and double glazed window to the rear.

Bathroom with full suite comprising, low flush w.c., pedestal wash hand basin, panelled bath with mixer tap and shower attachment over, complementary ceramic wall tiling, tile effect flooring, central heating radiator, extractor fan and obscure double glazed window to the rear.

Outside the property is set back from the road behind a lawned fore garden with a adjacent driveway providing off-street car standing and to the rear of the property, is a low maintenance garden mainly laid to lawn with patio.

**Agents note: This property is currently tenanted until April. The tenant has been given notice.**

**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:** Driveway **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

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 A

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

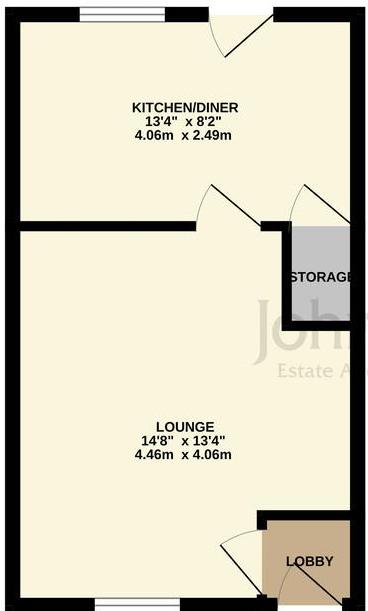
**Our Ref:** JGA02022026

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GROUND FLOOR  
304 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR  
303 sq.ft. (28.2 sq.m.) approx.



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Estate Agents & Chartered Surveyors

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TOTAL FLOOR AREA : 607 sq.ft. (56.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Agents' Notes

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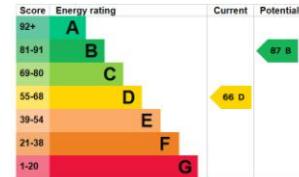
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