

# Francis Street

Derby, DE21 6DD



A three bedroomed traditional terrace property within easy reach local amenities with excellent public transport and easy access to major commuter routes via A52/A38/A50. Excellent first time buy or investment prospect.

£115,000

John German

Full uPVC double glazing and modern central heating comprises in brief sitting room, dining room, fitted kitchen, ground floor bathroom with electric shower, three bedrooms to the first floor. Landscaped garden to the rear.

Chaddesden shops offer a good range of local facilities including supermarket, local schools are also close by as is Chaddesden Park with its many recreational facilities. Derby city centre is accessed via a regular bus service and offers a wealth of shopping facilities including the major Intu Centre with its many major retail outlets, the Cathedral Quarter with its bars, restaurants, boutiques and hotels. Derby County Football Club and Derbyshire County Cricket Club are also easily reached. The Derby ring road is also accessible which gives onwards access to the motorway network and East Midlands International Airport.

The sitting room is located to the front of the house with coved ceilings, a feature window to the front and a handsome fireplace incorporating living flame coal effect gas fire. A small lobby area with an useful understairs cupboard leads through to the dining room which has a window overlooking the rear elevation, fireplace incorporating living flame coal effect gas fire and doors lead off to the stairwell and into the kitchen.

The Kitchen is fitted with a range of base, wall and drawer storage units incorporating four ring gas hob and built-in electric oven, leaving spaces for additional appliances. There is ceramic wall tiling and a double glazed window and door to the side. A second small lobby area houses a tall fridge freezer and leads through to the ground floor bathroom which is fitted with a full three piece suite including low level WC, pedestal wash hand basin, panelled bath with electric shower over, electric panel heater and opaque double glazed window to the side.

On the first floor, bedroom one overlooks the front elevation via a double glazed window to the front and on the opposite side of the landing is a second double bedroom with a built-in storage cupboard and a double glazed window to the rear. Bedroom three leads off bedroom two and with a modern wall mounted combination boiler and double glazed window to the rear.

Outside, to the rear of the property is a fully enclosed landscaped garden with raised decked area, lawn, paved patio area and pergola.

**Agents note:** It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

**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:** On street

**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 A

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

**Our Ref:** JGA/16022026

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AWAITING FLOORPLAN









Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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## Agents' Notes

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**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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