

Cornwall Road

Derby, DE21 6DL

John  
German



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£150,000

**Mid town house enjoying quiet cul-de-sac position, uPVC double glazing and gas central heating. Useful entrance porch leading onto a hallway with lounge and dining room, fitted kitchen, three bedrooms and first floor family bathroom, low maintenance rear garden.**

Nestled in this quiet and popular residential area, enjoying a cul-de-sac position within walking distance of local amenities and excellent public transport with easy access to major road links via the A52, A50, M1 and A38.

Entrance to the property is via the useful front porch which leads onto the entrance hall with stairs leading to first floor and doors off to the ground floor living spaces. The front living room overlooks the front elevation, incorporating a feature dress stone surround with television stand, marble hearth and inset living flame coal effect gas fire. The dining room overlooks the rear garden.

The kitchen is fitted with matching base and wall units with roll edge work surfaces, sink unit with mixer taps, plumbing suitable for automatic washing machine, free standing gas cooker (to be included), space suitable for fridge/freezer, wall mounted gas boiler, integrated extractor, sealed unit double glazed window to rear elevation, further timber panelled and uPVC double glazed entrance door.

To the first floor, stairs lead to a central landing with access to loft space and a built-in airing cupboard. There are two double bedrooms and a good sized single room served by a family bathroom, fitted with a full matching suite comprising panelled bath with electric shower, wash hand basin and pedestal with low flush WC, and obscure double glazed window to rear elevation.

Outside, to the rear of the property is a tiered garden which has been gravelled and enclosed by close slate timber fencing and has a useful brick built outside store, providing excellent secure storage.

**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:**

**Parking:**

**Electricity supply:**

**Water supply:**

**Sewerage:**

**Heating:**

(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

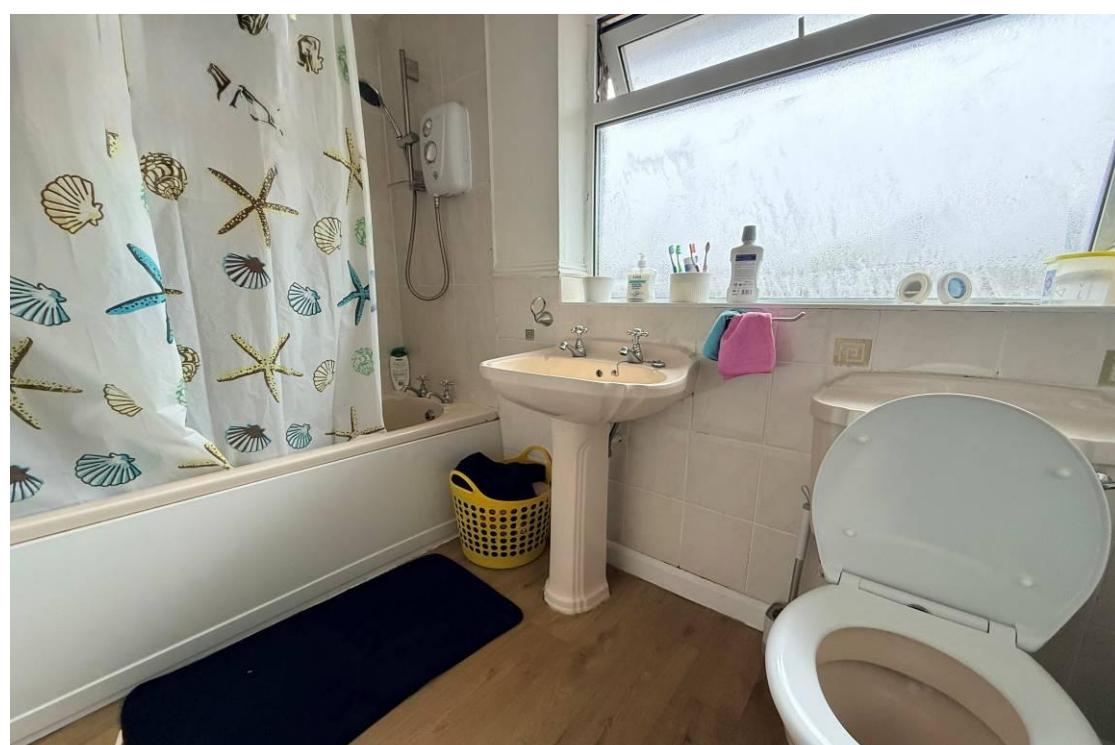
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/16022026

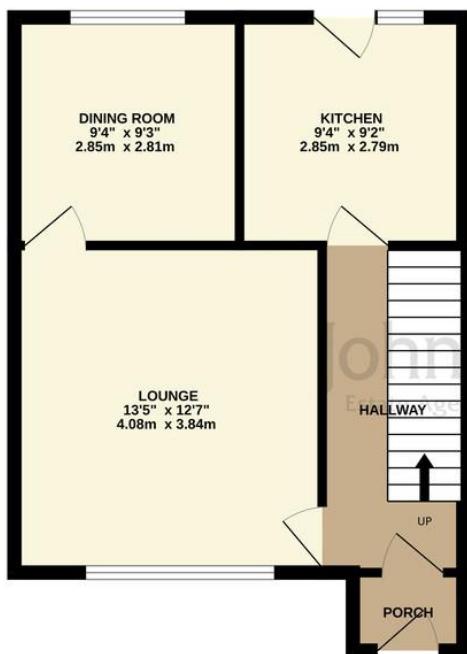
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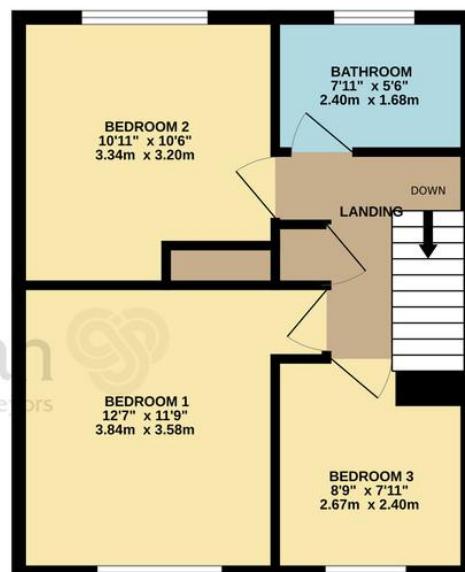




GROUND FLOOR



1ST FLOOR



#### 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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 Burton upon Trent | Derby | East Leake | Lichfield  
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



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