



Boxall Brown & Jones

CHARTERED VALUATION SURVEYORS AND ESTATE AGENTS

7 Shenington Way, Oakwood, Derby, DE21 2QE

NO CHAIN Situated within the heart of Oakwood, this is a beautifully appointed two bedroom town house which benefits from gas central heating, double glazing and garden to the rear.

£124,950



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DIRECTIONS

Enter Oakwood along Bishops Drive and at the roundabout proceed straight over onto the continuation of Bishops Drive. At the next roundabout turn left onto Charingworth Road and right onto Shenington Way. The property is situated on the left hand side clearly identified by our "For Sale" board.

Situated within the heart of Oakwood, this is a beautifully appointed two bedroom town house which benefits from gas central heating, double glazing and garden to the rear. The current vendors have recently completed a programme of modernisation and improvement including an updated kitchen, refitted bathroom and new carpets.

Internally the accommodation comprises a lounge with open plan access to dining kitchen with integrated appliances and access to the rear. To the first floor are two bedrooms and a recently refitted bathroom with shower. Outside the house has a garden area to the rear which is laid for ease of maintenance and to the front there is a further garden, a private car parking space in a parking area to the side of the neighbouring property and further on street car parking.

Oakwood is a much sought after residential location, situated just out of the city centre with a host of facilities including shopping parade, schools, medical facilities and pubs. The vibrant city centre of Derby with its wealth of bars, restaurants and the Intu shopping centre is only a short distance away and easily accessible by bus and car.

The A38/A52 is nearby giving onward travel to the M1 corridor.

This property would ideally suit a first time buyer or investment purchaser and the well presented home should be viewed to be fully appreciated .

ACCOMMODATION

Entering the property through double glazed front door with leaded light frosted glass window into:

LOUNGE 12' x 11'6" (3.66m x 3.51m)

Neatly presented with double glazed window overlooking the front elevation, radiator, staircase leading to the first floor, electrical fuse box, coat hanging space and archway to:





DINING KITCHEN 12' x 9' (3.66m x 2.74m)

With a range of work surface/preparation areas, wall and base cupboards and an integrated electric oven, electric hob and shaped extractor over. The kitchen has a sink unit with drainer beneath a double glazed window overlooking the rear garden and there are useful kitchen drawers, space for a washing machine, space for a freestanding fridge freezer, radiator, double glazed door to rear and space for a dining table. Wall mounted boiler providing domestic hot water and central heating.



TO THE FIRST FLOOR

LANDING

With access to loft.

BEDROOM ONE 11'9" x 8'2" (3.58m x 2.49m)

With double glazed window overlooking the front elevation and radiator.



BEDROOM TWO 5'9" x 8'4" (1.75m x 2.54m)

Plus lobby area.

With double glazed window to the rear elevation, radiator and airing cupboard with open shelving and hot water tank.



BATHROOM 5'6" x 5'5" (1.68m x 1.65m)


Recently refitted to include a low level WC, pedestal wash hand basin and bath with mixer tap. Triton shower over the bath, complimentary tiling, frosted double glazed window to the rear elevation and heated towel rail.




OUTSIDE

The property benefits from an enclosed garden to the rear which has been laid for ease of maintenance with a large patio area and border. To the front elevation the house has a small front garden and steps leading to the door beside a useful outside store, a private car parking space in a parking area to the side of the neighbouring property and further on street car parking.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 70 | 77 |
| England & Wales | | EU Directive 2002/91/EC |  |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|---|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | 64 | 74 |
| England & Wales | | EU Directive 2002/91/EC |  |

Also Offices At:

4 Blenheim Parade, Allestree, Derby, DE22 2GP Tel: 01332 553838 Fax: 01332 557437 Email: allestree@boxallbrownandjones.co.uk

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GENERAL INFORMATION

These particulars are issued on the distinct understanding that all negotiations are conducted through BB&J. The property is offered subject to formal contact and it still being available at the time of inquiry and no responsibility can be accepted for any loss or expenses incurred in viewing. BB&J for themselves and for the vendor/assignor/lessor of this property whose agents they are, give notice that:

- These particulars do not constitute any part of, an offer or contract.
- Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The seller does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property.
- Please contact the office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Boxall Brown and Jones is legally obliged to tell you that from time to time referral fees are paid to our Company from Solicitors and other associated businesses, for business referrals made to them. Specific details relating to monies paid can be made available upon request.
- All dimensions, distances and floor areas are approximate and are given for guidance purposes only.
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- Interested parties should note that any information supplied or tenure has not been checked - they are advised to consult their own solicitor for verification.