

# HoldenCopley

PREPARE TO BE MOVED

Fowler Street, Derby, DE72 3QD

---

Guide Price £210,000



Fowler Street, Derby, DE72 3PD



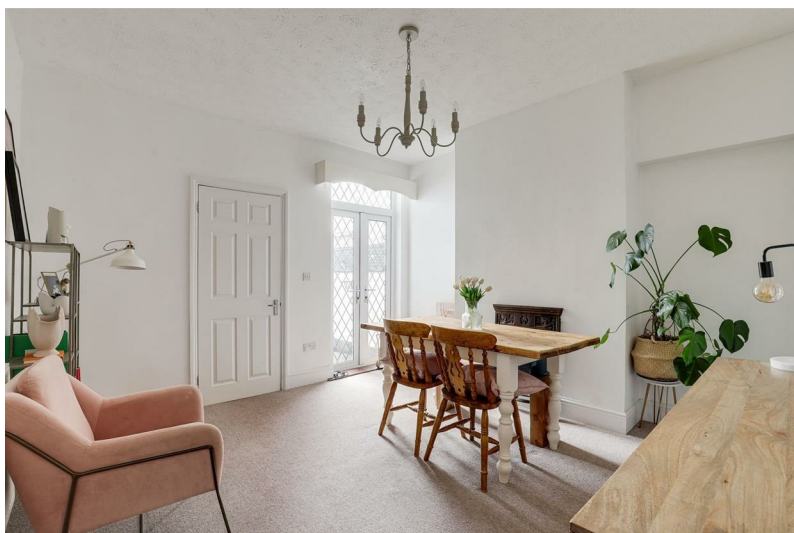


Guide Price- £210,000 - £220,000

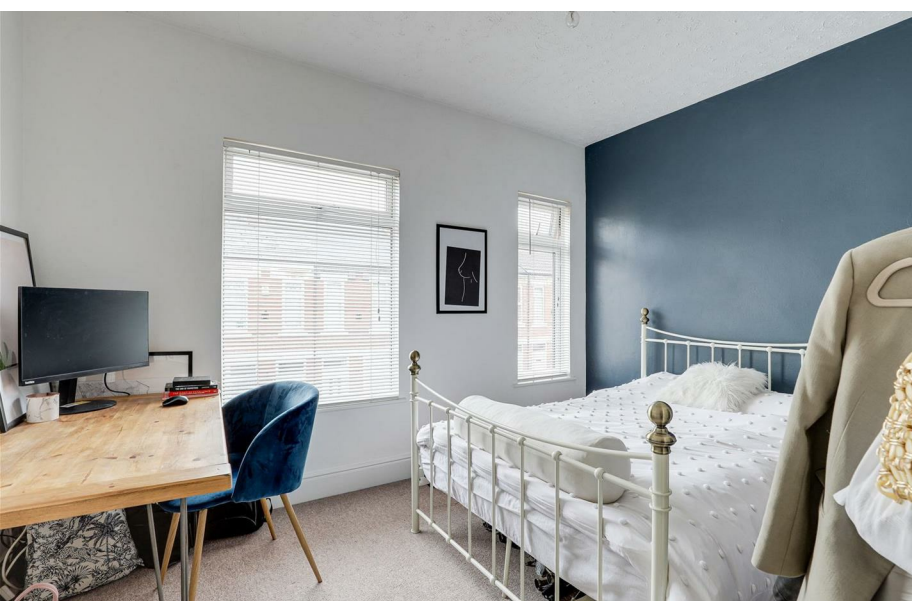
## BEAUTIFUL FAMILY HOME...

This three bedroom semi-detached house is beautifully presented throughout, making it the ideal purchase for any growing family looking to be located in the popular location of Draycott. This property is within close proximity to a range of amenities such as, shops, eateries, schools and has transport links into Derby City Centre. Internally, to the ground floor is spacious living room, a separate dining room, a modern-fitted galley style kitchen and a family bathroom. The first floor holds three bedrooms, which are serviced by a shower room. Outside to the front of the property there is access to on street parking and to the rear is a good-sized enclosed garden with patio and lawn areas - perfect for the Summer!

MUST BE VIEWED!







- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Well Presented Throughout
- South Facing Garden
- Sought After Location
- Availability For On Street Parking
- 360 Virtual Tour
- Must Be Viewed











GROUND FLOOR

Living Room

12\*8" x 12\*0" (3.88m x 3.68m)

The living room has carpeted flooring, a picture rail, a TV point, a built-in cupboard, a UPVC double-glazed window to the front elevation and a single door providing access into the accommodation.

Dining Room

12\*5" x 12\*0" (3.81m x 3.68m)

The dining room has carpeted flooring, space for a dining table, a radiator and UPVC double French doors leading out to the rear garden.

Kitchen

7\*0" x 14\*3" (2.14m x 4.36m)

The kitchen has a range of fitted wall and base units with wood-effect rolled-edge worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven with a hob and an extractor hood, space for a fridge/freezer, space and plumbing for a washing machine, wood-effect flooring, partially tiled walls, recessed spotlights, a UPVC double-glazed window to the side elevation and a single UPVC door providing access to the rear garden.

Bathroom

8\*0" x 6\*5" (2.45m x 1.98m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a panelled bath with a mains-fed shower and a shower screen, an extractor fan, a radiator, tile-effect flooring, partially tiled walls, recessed spotlights and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, recessed spotlights and provides access to the first floor accommodation.

Bedroom One

9\*6" x 12\*0" (2.92m x 3.68m)

The first bedroom has carpeted flooring, a radiator and UPVC double-glazed windows to the front elevation.

Bedroom Two

9\*0" x 12\*6" (2.75m x 3.82m)

The second bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bedroom Three

10\*1" x 7\*0" (3.09m x 2.15m)

The third bedroom has carpeted flooring and a UPVC double-glazed window to the rear elevation.

Shower Room

6\*6" x 4\*1" (1.99m x 1.26m)

The shower room has low-level dual flush W/C, a pedestal wash basin with tiled splashback, a walk-in shower enclosure with an electric shower fixture, partially tiled walls, wood effect flooring and recessed spotlights.

OUTSIDE

Front

To the front of the property is access to on-street parking.

Rear

To the rear of the property is a versatile and enclosed garden with a patio, lawned and gravelled areas and fence panelling.

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band A

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

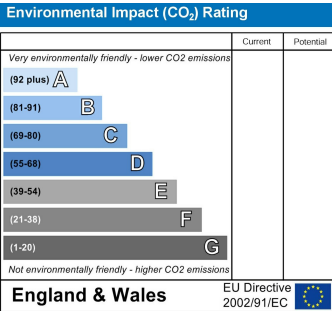
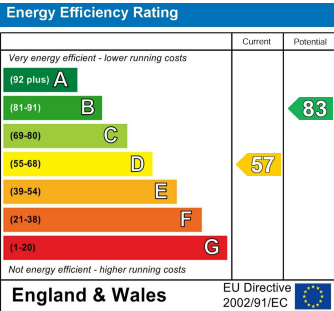
The vendor has advised the following:

Property Tenure is Freehold

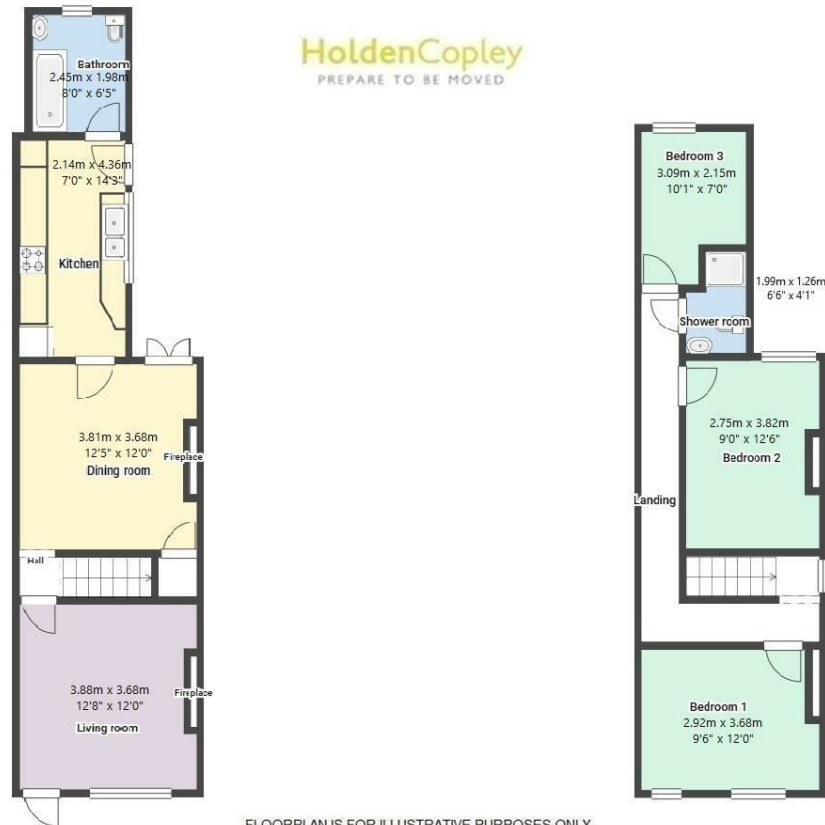
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



## Fowler Street, Derby, DE72 3PD



**0115 8963 699**

**30 Market Place, Long Eaton, NG10 1LT**

**longeatonoffice@holdencopley.co.uk**

**www.holdencopley.co.uk**

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.