



44 Camp Street, Chester Green, Derby, DE1 3SD

**Offers In Excess Of
£190,000**



An extremely tastefully presented terraced property in the ever popular Chester Green area of Derby, positioned almost uniquely on a pedestrianised street with pleasant green frontage.



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DIRECTIONS

Viewers are advised to take note of local parking restrictions. Mansfield Road offers visitors a free time restricted parking option. Residents are able to park on local streets. Camp Street can be accessed from foot from Mansfield Road close to the Coach and Horses public house and via vehicle from Old Chester Road turning onto Kirk Street which leads onto Camp Street.

This delightful two bedroom terraced home also features an individual layout, has quality oak fittings and a travertine tiled floor to the whole of the ground floor (currently covered).

The gas centrally heated accommodation comprises, formal front lounge with twin sash window, separate dining room with stairs leading to the first floor and useful cupboard, open plan access into a very well fitted and longer than average kitchen and WC. To the first floor a passaged landing leads to both bedrooms, bathroom and with access to a large loft area.

To the front of the terrace is a pleasant pedestrianised area with lawn, street lighting and planting. There is also parking available to local residents only requiring a permit from Derby city council.

The rear garden is beautifully enclosed with two lovely seating areas, well established planting and gated front access.

Chester Green is a popular residential location neighbouring the vibrant city centre separated by the river Derwent and three parks of Darley fields, Darley Park and Parker's Piece. Locally there is a convenience store, popular public houses including a micro-pub, church and cafe.

ACCOMMODATION

GROUND FLOOR

A Travertine tiled floor is laid beneath current floor coverings which could easily be revealed.

LOUNGE

12' x 11'5" (3.66m x 3.48m)

A charming formal lounge with twin front facing original sash windows and timber panelled front door, wooden flooring, beautifully fitted oak shelves and cabinets, media connections and radiator.

DINING ROOM

11'10" x 11'2" (3.61m x 3.40m)

Featuring an attractive staircase rising to the first floor with useful storage area beneath, radiator, ample space for a dining table and chairs, fitted into the chimney breast is oak storage and display cabinet, open plan access into:

KITCHEN

16' x 5'11" (4.88m x 1.80m)

A far larger than average fitted kitchen with a range of wall, base, display and tall larder

units with contrasting cupboard and drawer fronts, laminate work surfaces, tiled splashback, stainless steel sink and drainer, double electric oven, five burner gas hob with extractor fan over, integrated fridge freezer and dishwasher, space for a washing machine, vinyl flooring, UPVC double glazed side window, French doors lead into the garden, vertical designer radiator and inset ceiling downlighters.

WC

Low level WC and wash basin, UPVC double glazed window and electric chrome towel radiator.

FIRST FLOOR

LANDING

Passaged with independent access to all first floor rooms, radiator and with access to a large loft area suitable for conversion subject to the necessary building regulation approval.

BEDROOM ONE

12' x 11'5" (3.66m x 3.48m)

Having a beautiful bank of fitted wardrobes with matching cupboard and shoe store, a large original sash window allows for plenty of natural light and offers a pleasant aspect over the attractive frontage, feature fireplace and radiator.

BEDROOM TWO

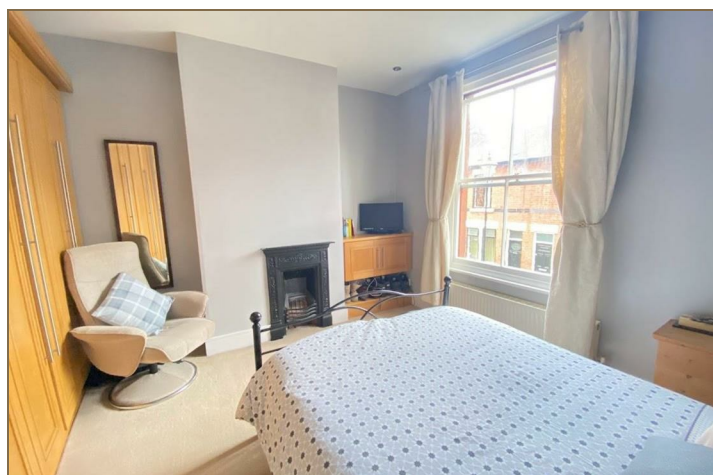
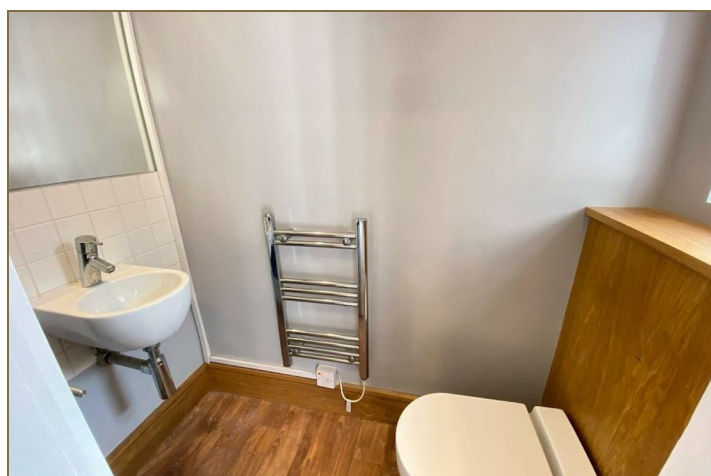
7'11" x 15'1" max 12' min (2.13m '3.35m x 4.60m max 3.66m min)

Having a raised fixed platform suitable as a bed base, rear facing UPVC double glazed window, feature fireplace and radiator.

BATHROOM

9' x 6'5" (2.74m x 1.96m)

Beautifully appointed with a further fitted range of oak furniture comprising a vanity unit with wash basin sat above, WC with concealed cistern and combination boiler, panelled bath with mains shower over and screen, UPVC double glazed window, vertical designer radiator, tiled floor and extractor fan.



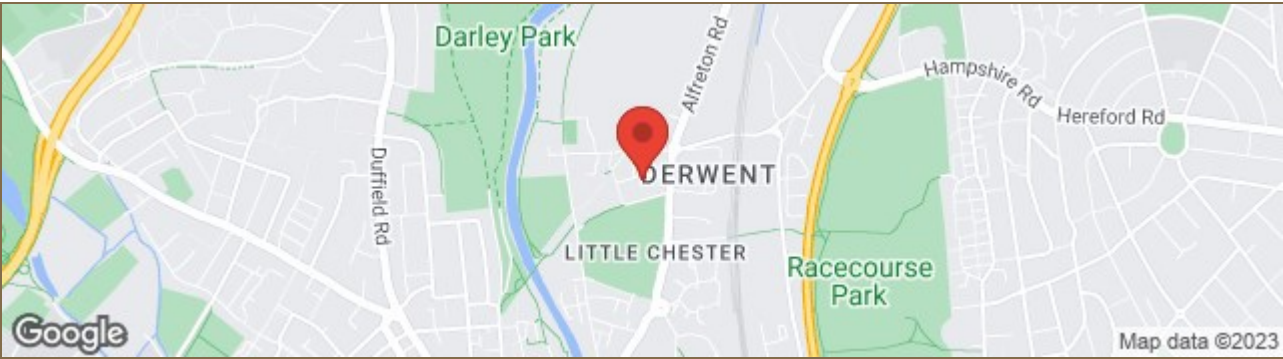
OUTSIDE

To the front of the terrace is a pleasant pedestrianised area with lawn, street lighting and planting. There is also parking on Camp Street available to local residents only requiring a permit from Derby city council at a moderate cost.

The rear garden is beautifully enclosed with two lovely seating areas, well established planting and gated front access.



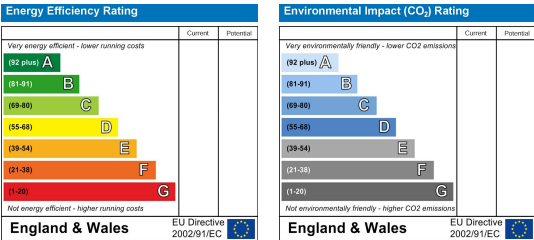
Road Map



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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