



12 Cross Street, Derby, DE22 3FZ

£185,000



A highly impressive, larger than average three/four bedroom terraced property located in the Ashbourne Road area attractively offered for sale with immediate vacant possession and no chain.



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An ideal quality rental investment, successfully rented to four students for many years or equally to be used as a spacious family home.

The neutrally and well presented accommodation comprises, a front reception room/bedroom four, inner lobby with cellar access, communal/dining room with open plan access into a fitted kitchen and utility area. To the first floor a passaged landing leads to three double bedrooms, the principal with en-suite shower, finally a main bathroom.

Externally there is an enclosed private rear yard area enclosed by fencing and key coded side gate leading to a shared side passage. There is street parking to Cross Street requiring a residents permit.

The property is a larger than average mid-terrace having been cleverly re-configured to create four lettable student bedrooms, one with en-suite and has been successfully occupied for many years.

The property would also make a spacious family home.

Cross Street is found towards the top end of Ashbourne Road, close to Markeaton Park, the main Kedleston Road site of the University of Derby as well as the Pybus Street site. Derby city centre is just a short distance away with numerous local shopping amenities.

ACCOMMODATION

GROUND FLOOR

Entering the property into:

LOUNGE/BEDROOM FOUR

11'11" x 11'11" (3.63m x 3.63m)

A large reception room or bedroom with UPVC double glazed front door, UPVC double glazed windows with privacy glass, laminate flooring, feature fireplace, ceiling coving, radiator, door into:

LOBBY

With access to a cellar.

DINING ROOM

11'11" x 11'11" (3.63m x 3.63m)

A second spacious reception / communal room with open plan access into the kitchen, laminate flooring, stairs to first floor, fireplace display recess, UPVC double glazed window, radiator.

KITCHEN

8'10" x 6'10" (2.69m x 2.08m)

Appointed with a range of fitted wall and base units with matching covered and drawer fronts, laminate work surfaces and tiled walls, stainless steel sink and drainer, gas cooker with main oven, grill and gas hob, space for a dishwasher, tiled floor, UPVC double glazed window and door to rear.

UTILITY AREA

6'7" x 5'6" (2.01m x 1.68m)

A continuation of the kitchen with a further range of fitted kitchen units, laminate work surfaces and tiled walls, space for two laundry appliances, space for an American style fridge freezer, also housing the combination boiler providing domestic hot water and gas central heating, tile flooring, UPVC double glazed window.

FIRST FLOOR

Providing independent access to all principal first floor rooms, radiator.

BEDROOM ONE

11'11" x 11'1" + recess (3.63m x 3.38m + recess)

A spacious bedroom area with ample space for all furniture, recess suitable for a wardrobe, rear facing UPVC double glazed window, radiator.

EN-SUITE SHOWER

6'4" x 4'4" (1.93m x 1.32m)

Appointed with a shower cubicle with folding

screen door, tiled walls and an electric shower, extractor fan, corner wash hand basin, tiled floor, chrome towel radiator.

BEDROOM TWO

12' x 9'5" (3.66m x 2.87m)

A comfortable double bedroom with space for all furniture having a front facing UPVC double glazed window, feature fireplace, radiator.

BEDROOM THREE

10'3" x 8'11" (3.12m x 2.72m)

A third double bedroom with space for all furniture having a side facing UPVC double glazed window, radiator.

BATHROOM

8'5" x 5'6" (2.57m x 1.68m)

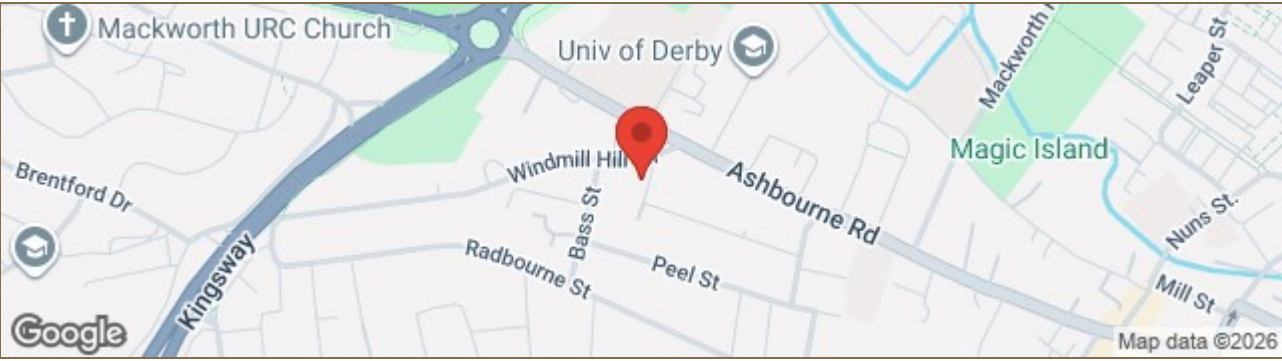
Smartly appointed with a white three-piece suite comprising a panelled bath with an enlarged showering area, matching screen and shower over, wash hand basin sat on a vanity unit, low-level WC, UPVC double glazed window, inset ceiling spotlights and extractor fan, chrome towel radiator.



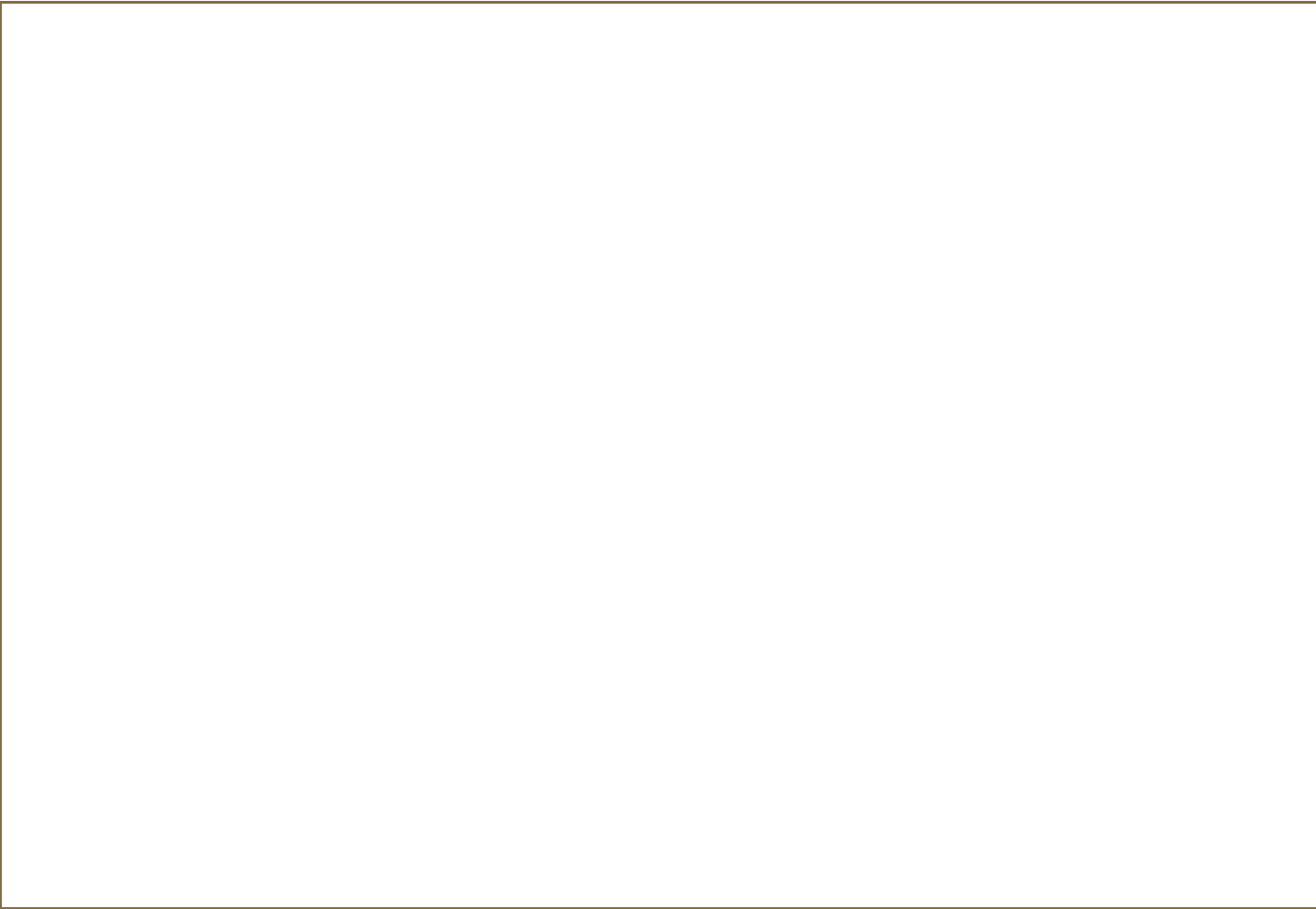




Road Map



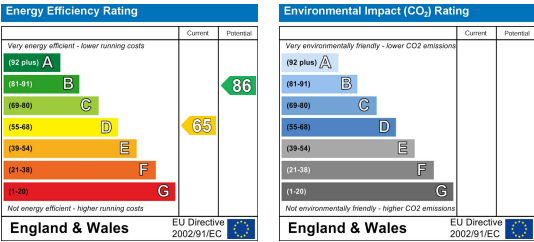
Floor Plan



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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