Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

11 St. Chads Road, Derby, DE23 6RS

£169,950

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Located in the heart of Derby, within easy reach of the vibrant city centre, this is a spacious four bedroom property which benefits from gas central heating, double glazing and garden to the rear.

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DIRECTIONS
Leave Derby city centre along Mill Hill Lane which becomes St Chads Road. The property is situated on the left hand side clearly identified by our "For Sale" board.

Requiring a programme of modernisation and improvement, this period property briefly comprises an entrance lobby with stained glass door leading to the main hallway which boasts a Minton tiled floor. The house benefits from lounge, dining room, breakfast room/sitting room, lean-to/porch and kitchen with access to the rear. To the first floor are four bedrooms and a bathroom.

Outside the property benefits from a garden to the rear and to the front there is a on street car parking.

St Chads Road is a highly desirable residential location within the heart of the city only a short walk from the city centre which boasts a wealth of bars, restaurants and the Derbion shopping centre. The house is well positioned for ease of access to local parks and shopping facilities aswell as being close to the ring road giving onward travel to the A50, A52 and M1 corridor.

Viewing through the office of Boxall Brown & Jones

ACCOMMODATION
Entering the property through front door into:

ENTRANCE LOBBY
With coat hanging space and Minton tiled floor. Inner door with stained glass windows leading to:

ENTRANCE HALLWAY
Spacious entrance hallway with staircase leading to the first floor, Minton tiled floor, radiator, coat hanging space and access to the:

CELLAR

LOUNGE
14'11" x 12'3" (4.55m x 3.73m)
(Measurement taken to the centre of the bay window)
With walk in double glazed bay window top the front elevation, picture rail, moulded coving to the ceiling, central ceiling rose, feature fireplace with inset gas fire.

DINING ROOM
10'10" x 12'9" (3.30m x 3.89m)
With a feature fireplace with inset gas fire, radiator, wooden picture rail and moulded coving. Double glazed French doors lead to:

DOUBLE GLAZED LEAN-TO/PORCH
Door leading to the rear garden.

BREAKFAST ROOM/SITTING ROOM
11'4" x 10'3" (3.45m x 3.12m)
(Maximum measurement)
With double glazed window overlooking the side elevation, original cupboards, feature tiled fireplace with gas fire and radiator and open shelving.

KITCHEN
8'1" x 10'2" (2.46m x 3.10m)
(Maximum measurement into lobby)
With stainless steel sink unit with cupboard beneath, double glazed window to the rear, radiator, space for cupboard and space for fridge. Door to rear

FIRST FLOOR

LANDING
With glazed access to the loft and useful storage cupboard.

MASTER BEDROOM ONE
12'4" x 17' (3.76m x 5.18m)
The large master bedroom has two double glazed windows overlooking the front elevation and radiator.

BEDROOM TWO
12'9" x 10'11" (3.89m x 3.33m)
With double glazed window to the rear, vanity sink with tiled splashback and radiator.

BEDROOM THREE
10'2" x 7'5" (3.10m x 2.26m)
With a double glazed window to the side elevation, radiator and decorative feature fireplace.

ACCESS THROUGH BEDROOM THREE INTO BEDROOM FOUR.

BEDROOM FOUR
6' x 10'3" (1.83m x 3.12m)
With double glazed window to the rear, wooden picture rail and radiator.

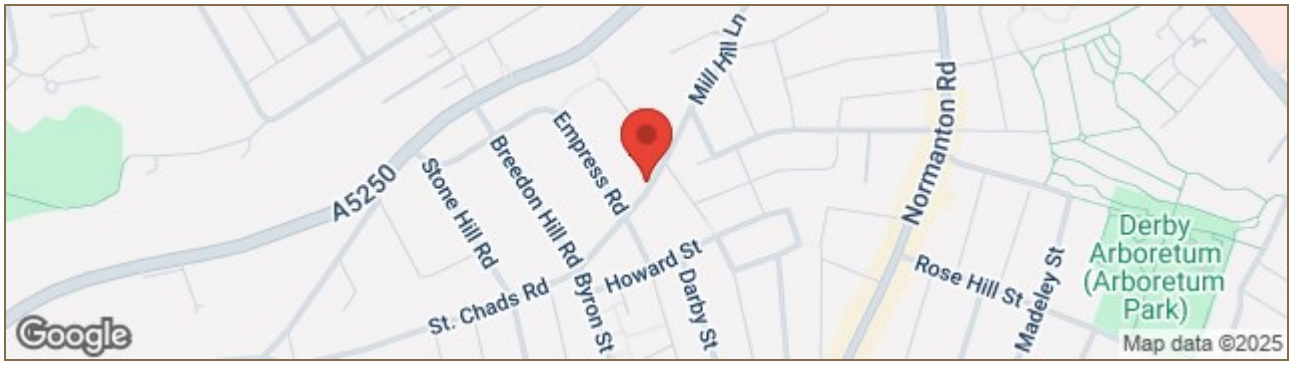
FAMILY BATHROOM
5'11" x 7'4" (1.80m x 2.24m)
With low level WC, pedestal wash hand basin and bath, frosted double glazed window, storage cupboard and radiator.

OUTSIDE
Outside the property benefits from a garden to the rear which is overlooked by a block paved patio area. Outside toilet with wall mounted boiler.

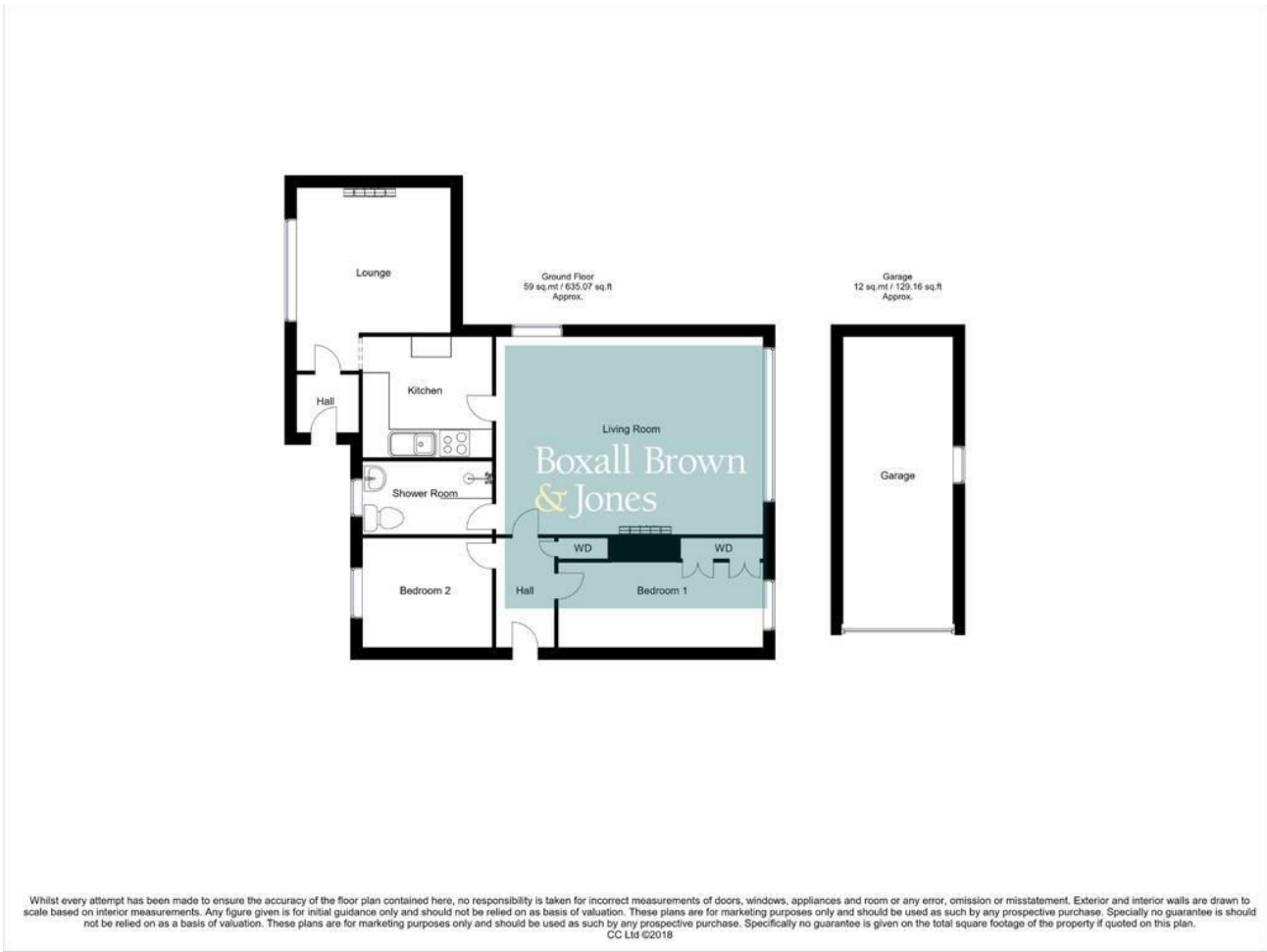
To the front elevation there is on street car parking.

PLEASE NOTE
Prospective purchasers should note that the 3rd bedroom at the house has been divided into two rooms at some point in the past. The conversation would not comply with building regulations and the only access to bedroom 4 is through bedroom 3.

Road Map



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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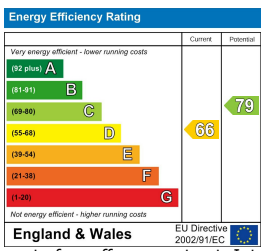
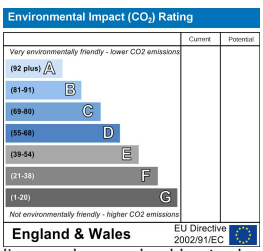
Viewing

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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