



## 39 Cowley Street, Derby, DE1 3SL

**£210,000**



Enjoying a much favoured position off Kedleston Road, this is a spacious three bedroom terraced property offered for sale with no chain.



# 39 Cowley Street, Derby, DE1 3SL

**£210,000**



## DIRECTIONS

Proceed from Derby City centre towards Allestree and Quarndon along Kedleston Road, just prior to the small parade of shops, turn left into Cowley Street where the property will be found a short distance on the right.

The property offers spacious accommodation for the growing family with a reputable primary school and park nearby along with an investment opportunity utilising a ground floor reception room as a fourth bedroom to optimise rental income.

In brief, the gas centrally heated and UPVC double glazed accommodation comprises an outer hallway, with useful storage area and further access into a formal inner hallway having stairs leading to the first floor and cellar, front bay-windowed reception room/bedroom four, dining room, kitchen, utility room and WC. To the first floor an attractive semi-galleried landing leads into three generous bedrooms and bathroom with three piece white bathroom suite.

Externally, there is a walled forecourt and to the rear there is an enclosed garden with patio, lawn and useful shed. On street car parking.

Cowley Street runs between Kedleston and Ashbourne Road occupying a highly convenient position on the outskirts of Derby

with excellent local amenities along with ease of access into the comprehensive amenities and facilities within the city centre. For families there is the reputable Markeaton primary school, local park and the beautiful Markeaton Park. For investors, the property is close to the main and external campuses of the University of Derby.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRY

Entering the property into a passageway with front and rear doors, further door into:

#### LARGE STORAGE AREA

This really useful storage area is ideal for larger items such as bikes/tools/paint. There is a door leading to the garden, giving access without going through the house.

#### HALLWAY

Laminate floor covering, staircase leading to the first floor and access into a useful cellar, central heating radiator.

#### LOUNGE/BEDROOM FOUR

12'9" x 14'6" (3.89m x 4.42m)

Measurement taken to the centre of the bay window.

Located at the front of the property with walk-in UPVC double glazed bay window with wooden blinds overlooking the front elevation, laminate flooring, feature fireplace

with coal effect gas fire set within a decorative surround, radiator.

## DINING ROOM

12'8" x 12' (3.86m x 3.66m)

With original decorative feature fireplace, laminate flooring, double radiator, window overlooking the rear elevation and access through to:

## KITCHEN

9'10" x 7'5" (3.00m x 2.26m)

Fitted with a range of wall and base units having matching cupboard and drawer fronts, laminate work surfaces and tiled walls, stainless steel sink and drainer, gas cooker with gas hob and space for an undercounter fridge, UPVC double glazed door and window, inset ceiling spotlights and access into:

## UTILITY ROOM

With plumbing and space for a washing machine, upright fridge freezer, work surface, UPVC double glazed window and radiator.

## WC

Low level WC and wash basin.

## FIRST FLOOR

### LANDING

Attractive semi-galleried landing with built in store cupboard and access to a loft which is part boarded and with pull down ladder.

### BEDROOM ONE

12'2" x 10'11" (3.71m x 3.33m)

A spacious double bedroom with UPVC double glazed window with wooden blinds overlooking the front elevation, feature fireplace and radiator.

### BEDROOM TWO

12' x 10'11" (3.66m x 3.33m)

Measurement taken to the front of the wardrobe.

A second double bedroom with rear facing UPVC double glazed window with wooden blinds, useful built in wardrobes, feature fireplace and radiator.

### BEDROOM THREE

9'8" x 7'6" (2.95m x 2.29m)

A generous third single bedroom with a rear



facing UPVC double glazed window with wooden blinds, fitted desk/dressing table and useful storage, radiator.

## **BATHROOM**

12'2" x 4'9" (3.71m x 1.45m)

Appointed with a modern white four piece suite comprising a panelled bath, separate shower cubicle, wash basin and WC, UPVC double glazed window, radiator.

## **OUTSIDE**

The property benefits from an enclosed lawned garden to the rear which has a range of well stocked borders, mature shrubs, patio area and useful shed. To the front elevation there is a hard surfaced area for bin storage and on street car parking.

## **PLEASE NOTE**

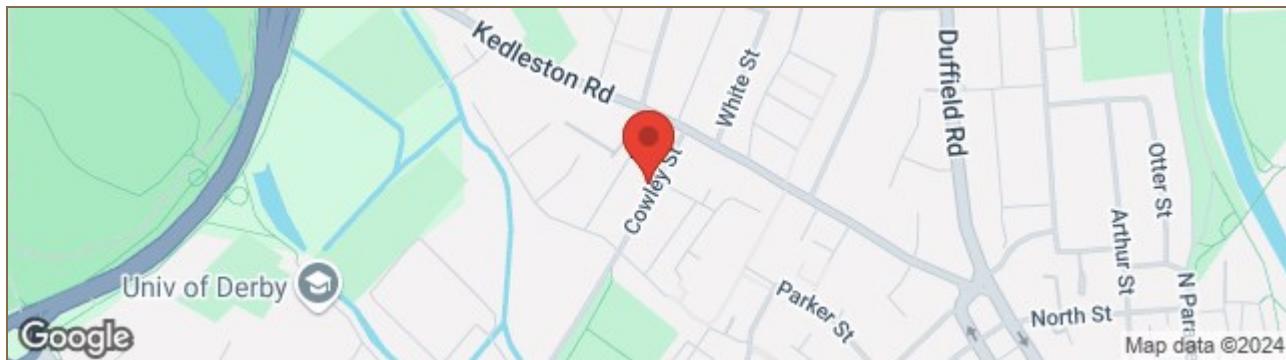
The property is currently tenanted until the end of June 2024 generating £1,133.00 PCM, exclusive of utility bills.

Vacant posession would be available from 1st July 2024





## Road Map



## Floor Plan



Boxall Brown  
& Jones

Floorplan is an illustration only and cannot be used for any  
extension or construction calculation.  
Plan supplied by 'Amber Energy Surveys Limited'  
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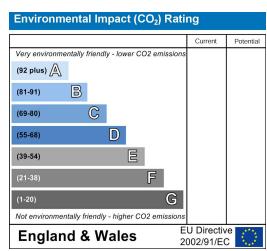
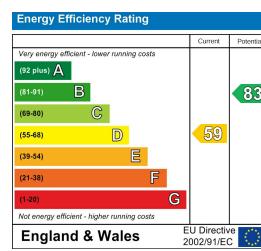
## Viewing

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

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## Energy Efficiency Graph



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