



## 29 Raynesway, Derby, DE24 0DW

**£175,000**



A smartly presented and extended three bedroom mid-terrace with a beautiful long rear garden close to the high street in this popular residential suburb.



# 29 Raynesway, Derby, DE24 0DW

£175,000



The attractively decorated interior incorporates both UPVC double glazed windows and gas central heating and briefly comprises, entrance lobby with stairs to the first floor, spacious lounge with gas fire separated from a dining room with bi-folding doors, extended fitted kitchen, inner lobby with access into a deep pantry and ground floor bathroom with shower over bath. To the first floor are three well-proportioned good sized bedrooms.

Externally, residents park on the service road to the front of the property, there is a walled front forecourt and gated access leading to a beautifully stocked and bordered garden with an attractive patio leading onto a long lawn with a further area of garden and storage found at the end.

A superb first time buy for rental investment.

The property fronts Raynesway with ease of access to local shopping facilities including supermarket, grocery stores, cafe and popular public houses. Ease of access can be sought to the A50, city centre and Ascot Drive area.

## ACCOMMODATION

### GROUND FLOOR

#### HALLWAY

Entering the property into a lobby hallway with stairs to the first floor, door into:

#### LOUNGE

13'10" x 11'11" (4.22m x 3.63m)

A charming lounge with a fireplace and gas fire, UPVC double glazed window, media connections, radiator, superb bi-folding doors open into:

#### DINING ROOM

10'6" x 8'10" (3.20m x 2.69m)

With ample space for a dining table and chairs, open plan access into the kitchen, space for an appliance, radiator.

#### KITCHEN

11'10" x 8'10" (3.61m x 2.69m)

Nicely fitted with a good range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, tiled splashback, stainless steel sink and drainer, space for a washing machine, oven and fridge, rear and side UPVC double glazed windows, door to garden, laminate flooring, radiator.

#### INNER LOBBY

With access into a deep understairs store pantry and:

#### BATHROOM

5'11" x 5'6" (1.80m x 1.68m)

Smartly appointed with an upgraded three piece white suite comprising a panelled bath with an electric shower over, wash basin sat on a vanity unit, low level WC, vinyl flooring, UPVC double glazed window, attractively tiled walls, chrome towel radiator.



## FIRST FLOOR

### LANDING

#### BEDROOM ONE

14' x 9'10" (4.27m x 3.00m)

A spacious bedroom having a front facing UPVC double glazed window, a built-in cupboard provides storage space and houses the modern combination boiler, radiator.

#### BEDROOM TWO

11' x 8'6" (3.35m x 2.59m)

A comfortable double bedroom having a built-in cupboard, a rear facing UPVC double glazed window enjoys a pleasant aspect down the long garden, radiator.

#### BEDROOM THREE

8'4" x 7'11" (2.54m x 2.41m)

A generous third bedroom also with a pleasant rear aspect, UPVC double glazed window, ample space for bedroom or study furniture, radiator.

## OUTSIDE

Externally, residents park on the service road to the front of the property, there is a walled front forecourt and gated access leading to a beautifully stocked and bordered garden with an attractive patio leading onto a long lawn with a further area of garden and storage found at the end.

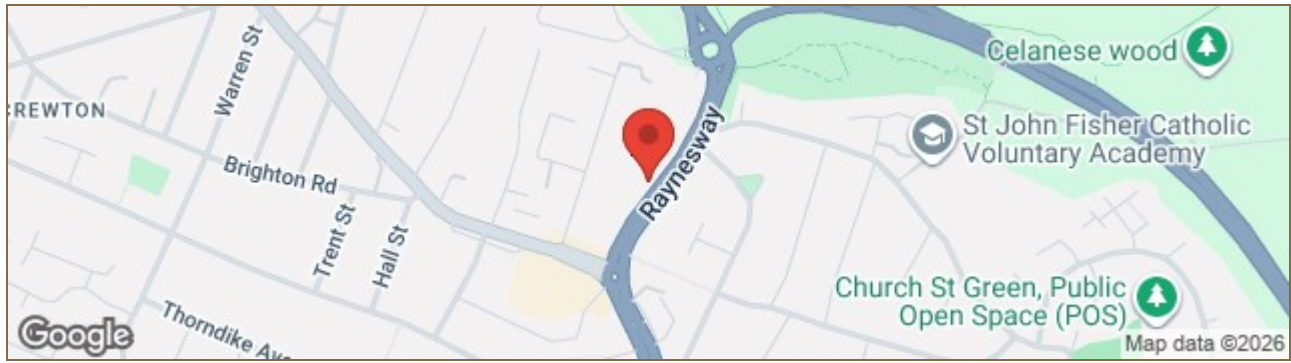




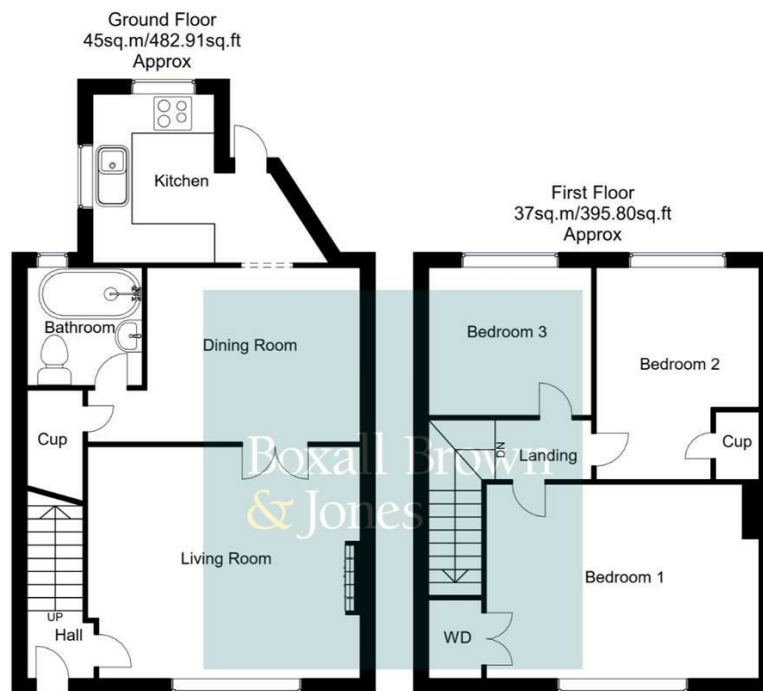




## Road Map



## Floor Plan

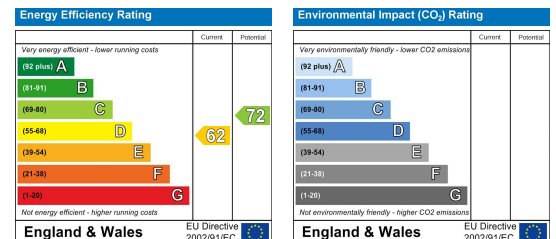


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
CC Ltd ©2018

## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)

Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
[sales@boxallbrownandjones.co.uk](mailto:sales@boxallbrownandjones.co.uk)

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
[belper@boxallbrownandjones.co.uk](mailto:belper@boxallbrownandjones.co.uk)