Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

10 Gerard Street North, Derby, DE1 1NZ

£134,950

4 1 2 E

Situated in the heart of Derby, a short distance from the vibrant shopping centre, this is a spacious terrace property which benefits from gas central heating and double glazing.

10 Gerard Street North, Derby, DE1 1NZ

£134,950

DIRECTIONS
Leave Derby city centre along Beckett Street and turn right onto Macklin Street. Turn left onto Gerard Street North where the property is situated on the right hand side clearly identified by our "For Sale" board.

The property requires a programme of general modernisation and improvement and in brief comprises an entrance hall with staircase leading to the first floor with understairs storage and access to the cellar, lounge, dining room and kitchen with access to the rear. To the first floor are two good sized bedrooms and a bathroom with separate toilet. A further staircase leads to two additional attic rooms.

Outside the property benefits from a garden to the rear.

Gerard Street North is a much sought after residential location in the heart of the city and is a short walk from the vibrant city centre with its wealth of bars, restaurants and the Derbion shopping centre. The property is perfectly placed for ease of access to local parks and riverside walks as well as being within easy reach of the ring road giving onward travel to the A50, A52 and M1 corridor.

This property does require upgrading and improvement and its full potential can only be appreciated via inspection.

ACCOMMODATION
Entering the property through double glazed door into:

ENTRANCE HALL
With staircase leading to the first floor, understairs storage and access to the cellar.

LOUNGE
14' x 12'10" (4.27m x 3.91m)
With double glazed window to the front elevation, feature fireplace with gas fire, moulded coving to the ceiling and radiator.

DINING ROOM
11'6" x 16'1" (3.51m x 4.90m)
(Measurement taken to the centre of the bay window)
With bay window overlooking the rear garden, feature fireplace with gas fire and radiator.

KITCHEN
10'4" x 6'10" (3.15m x 2.08m)
With a range of work surface/preparation areas, wall and base cupboards and space for a freestanding cooking range. The kitchen has a sink unit with drainer beside a double glazed window overlooking the rear elevation and there is appliance space and double glazed door leading to the rear elevation.

FIRST FLOOR

LANDING
With a further staircase leading to the attic rooms as well as a double glazed window overlooking the front elevation and radiator.

FRONT BEDROOM ONE
13'11" x 12'9" (4.24m x 3.89m)
With double glazed window to the front elevation, decorative fireplace and radiator.

BEDROOM TWO
14'1" x 11'7" (4.29m x 3.53m)
With double glazed window to the rear elevation, open shelving and radiator.

BATHROOM
6'10" x 7'7" (2.08m x 2.31m)
With wash hand basin with cupboard beneath, bath with shower over the bath, frosted double glazed window and cupboard with boiler providing domestic hot water and central heating.

SEPARATE TOILET
With WC.

SECOND FLOOR

LANDING
With glazed access to loft.

REAR BEDROOM THREE
10'3" x 10'5" (3.12m x 3.18m)
With Velux style window, cupboard and radiator.

BEDROOM FOUR
10'1" x 11'6" (3.07m x 3.51m)
With Velux style window, cupboard and radiator.

STORAGE SPACE
Walk in storage cupboard with under eve storage.

OUTSIDE
Outside the property benefits from a garden area to the rear.

PLEASE NOTE
Prospective purchasers should note that this property requires a full programme of modernisation and improvement. In addition, the property and others in the immediate vicinity have undergone professional treatment for Japanese knotweed. While treatments have been completed, monitoring is ongoing.

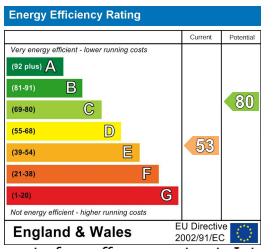
Road Map

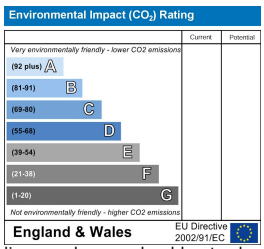
Floor Plan

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





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 firms 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 off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk