Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

32 Buller Street, Derby, DE23 6PP

£179,950

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Situated in the heart of Normanton, a short walk from shopping facilities and the vibrant city centre, this is a traditional three bedroom semi detached property which requires a full programme of modernisation and improvement.

Retaining many original features, this spacious accommodation briefly comprises an entrance hall, with staircase leading to the first floor, lounge, dining room and kitchen with access to the rear. To the first floor are three good sized bedrooms and a bathroom.

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

Buller Street remains one of Derby's most favoured locations owing to its close proximity to the city centre of Derby with its wealth of bars, restaurants and the Derbion shopping centre. The property is ideally positioned for ease of access to Burton Road which intern leads to the ring road which gives access to he A50,A52 and M1 corridor.

Viewing highly rerecommended.

ACCOMODATION
Entering the property through front door into:

ENTRANCE HALL
With staircase leading to the front door, radiator and understairs storage cupboard with meter boxes.

LOUNGE
11'10" x 13'7" (3.61m x 4.14m)
(Measurement taken to the centre of the bay window)
With walk in double glazed bay window overlooking the front elevation and radiator.

DINING ROOM
10'4" x 13'1" (3.15m x 3.99m)
With double glazed window to the rear elevation and radiator.

KITCHEN
9'5" x 6'9" (2.87m x 2.06m)
With double glazed window, door leading to the rear and wall mounted boiler.

TO THE FIRST FLOOR

LANDING
With double glazed frosted window.

FRONT BEDROOM ONE
11'1" x 10'9" (3.38m x 3.28m)
With double glazed window and radiator.

BEDROOM TWO
10'6" x 13'1" (3.20m x 3.99m)
With double glazed window and radiator.

BEDROOM THREE
6'10" x 9'5" (2.08m x 2.87m)
With double glazed window.

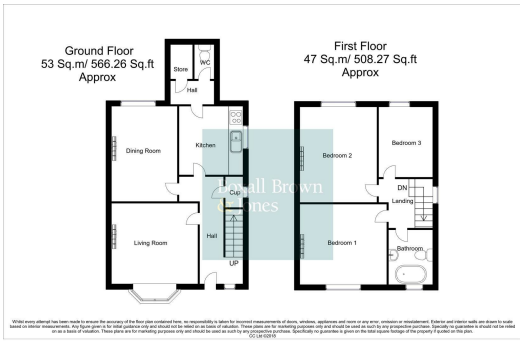
BATHROOM
5'11" x 7'7" (1.80m x 2.31m)
With low level WC, pedastal wash hand basin and bath, frosted double glazed window, radiator and complementary tiling.

OUTSIDE
Outside the property benefits from an enclosed garden to the rear and two outhouses.

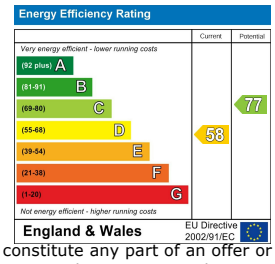
To the front the house has a small fore garden area.

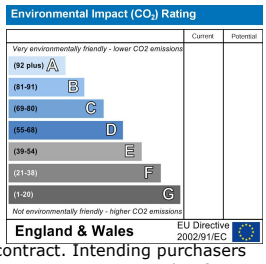
Area Map

Floor Plans



Energy Efficiency Graph





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