



## 197 Drewry Lane, Derby, DE22 3QT

**£144,950**



A far larger than average and smartly presented two bedroom terraced property located close to the city centre and Royal Hospital.



# 197 Drewry Lane, Derby, DE22 3QT

£144,950



## DIRECTIONS

Leaving the city centre on Uttoxeter Road turn left onto Peet Street, the first left is Drewry Lane where the property will be found a short distance on the right. Viewers are advised to observe local parking restrictions.

The gas centrally heated and UPVC double glazed accommodation comprises, lounge, inner lobby with stairs to the first floor, dining room with semi-open plan access into an extended kitchen. To the first floor a passaged landing leads to two large double bedrooms and bathroom with shower over bath.

Externally, there is residents street parking and to the rear there is a pleasant enclosed courtyard garden with outhouse and gated front access.

Drewry Lane runs parallel to Uttoxeter Road with ease of access into the city centre and Royal hospital. Useful local amenities including convenience stores and park.

## ACCOMMODATION

### GROUND FLOOR

Entering property into:

#### LOUNGE

12'10" x 12'6" (3.91m x 3.81m)

A spacious reception room with polished wooden floorboards, main UPVC double

glazed door and window, feature fireplace, media connections and radiator.

#### INNER LOBBY

With stairs to first floor.

#### DINING ROOM

12'6" x 11'4" (3.81m x 3.45m)

A second spacious reception room with ample space for dining furniture, laminate floor covering, radiator, useful understairs storage and semi-open plan access into:

#### KITCHEN

11'11" x 9'4" (3.63m x 2.84m)

A larger than average kitchen with a good range of fitted wall and base units, matching cupboard and drawer fronts, laminate work surfaces, tiled walls, composite sink and drainer, electric oven and hob, extractor fan, space for washing machine and fridge, vinyl flooring, UPVC double glazed window, skylight and door to garden.

## FIRST FLOOR

### PASSAGED LANDING

With independent access to all first floor rooms, loft access with pull down ladder.

#### BEDROOM ONE

16' x 12'8" (4.88m x 3.86m)

A very spacious bedroom having two front facing UPVC double glazed window, deep built in cupboard, feature fireplace and radiator.



## BEDROOM TWO

12'7" x 11'5" (3.84m x 3.48m)

A very spacious double bedroom with rear facing UPVC double glazed window and radiator.

## BATHROOM

9'3" x 6'9" (2.82m x 2.06m)

Nicely appointed with a three piece suite comprising a 'P' shaped bath with enlarged showering area and mains shower over, matching screen, wash basin and WC, vinyl flooring, recently re-tiled to walls, UPVC double glazed window, built in store cupboards housing combination boiler, chrome towel radiator.

## OUTSIDE

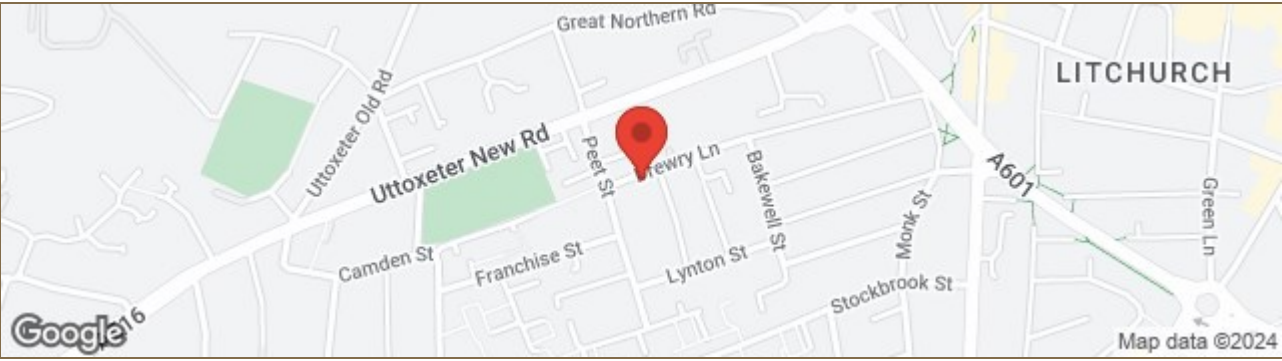
Externally, there is residents street parking and to the rear there is a pleasant enclosed courtyard garden with outhouse with WC, sink and radiator, gated front access.

## PLEASE NOTE

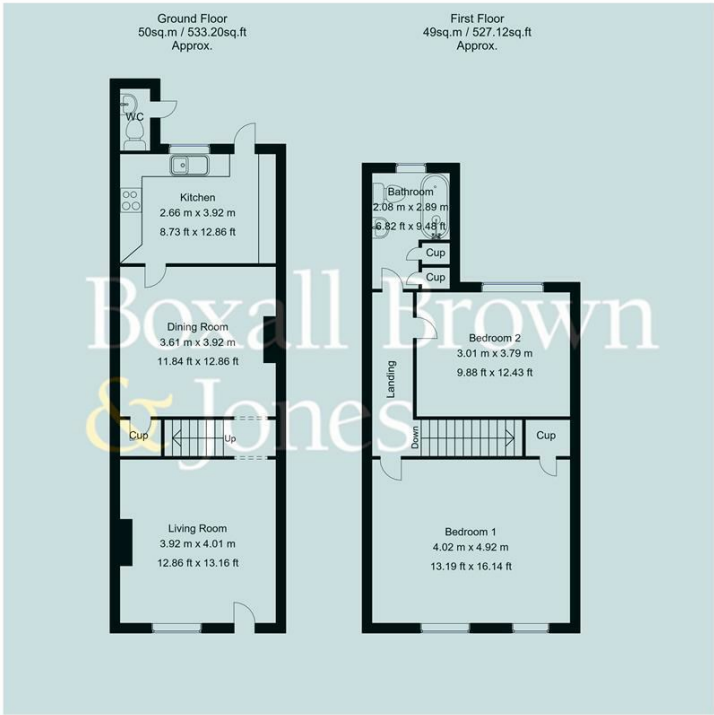
The property had a new main roof covering in 2019.



## Road Map



## Floor Plan



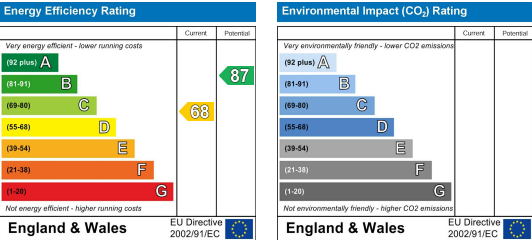
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as 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 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.

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

## Energy Efficiency Graph



[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)