



## 19 Wellington Crescent, Derby, DE1 2LZ

**£189,950**



Situated in the heart of Derby, a short walk from the vibrant city centre and train station, this is a recently modernised two bedroom property which benefits from gas central heating, double glazing and a garden area to the rear.



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Internally the well presented accommodation briefly comprises an entrance hall with staircase leading to the first floor, lounge with French doors leading to the garden and open plan access to a kitchen with integrated appliances and breakfast bar. To the first floor are two good size bedrooms and a recently refitted bathroom with shower.

Outside the property benefits from an enclosed garden to the rear and to the front there is a garden and allocated car parking space.

The property is situated within an extremely convenient location with walking distance of the vibrant city centre of Derby with its wealth of bars, restaurants and the Derbion shopping centre. A particular feature of the property is its ease of access to the train station which is only a few minutes walk away. The property has allocated car parking and access to a large communal garden to the rear in addition to the private garden space.

Viewing highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALLWAY

The composite front door leads to a bright hallway with recessed spots, carpeted stairs to the first floor, useful under stairs storage

area, tiled floor, radiator and door to living area.

#### LOUNGE

12'6 x 12'7 (3.81m x 3.84m)

Newly carpeted living space with double glazed French doors to the rear garden, recessed spots, radiator and breakfast bar with open plan access into:

#### KITCHEN

12'4 x 6'6 (3.76m x 1.98m)

The modern fitted kitchen has a stylish range of wall, drawer and base units, work surfaces and tiled splashback, sink and drainer with mixer taps, integrated fridge, freezer, electric oven, gas hob and extractor fan, tiled floor, wooden wine rack and utility space, recessed spots and double glazed window to the front elevation with vertical blinds.

### FIRST FLOOR

#### STAIRS & LANDING

Carpeted stairs rise to the first floor landing with recessed spots and airing cupboard

#### BEDROOM ONE

12'6 x 12' (3.81m x 3.66m)

Particularly spacious double bedroom with new carpet and ample space for bedroom furniture, UPVC double glazed window to the rear elevation and radiator.

## BEDROOM TWO

10'5 x 6' (3.18m x 1.83m)

Spacious bedroom with new carpet and ample space for bedroom furniture, UPVC double glazed window to the front elevation and radiator .

## BATHROOM

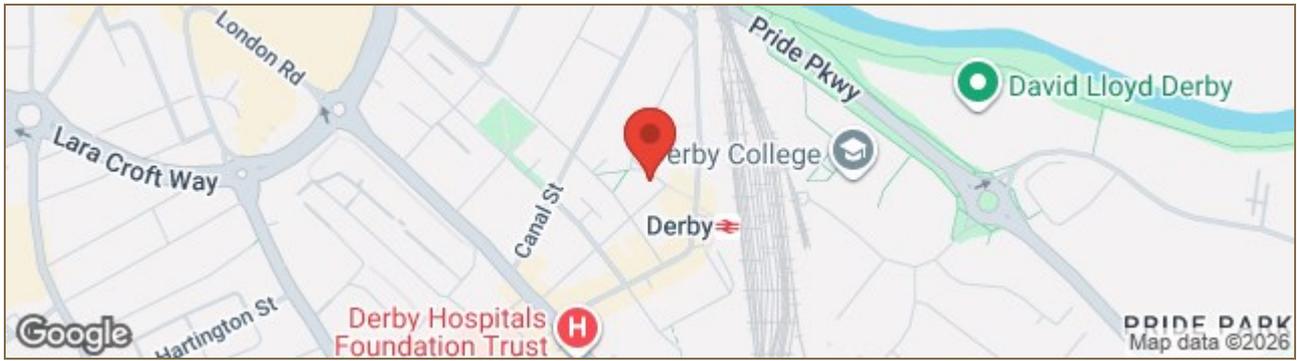
Contemporary bathroom with slate tiled floor, bath with shower over and screen, low level WC and corner wash hand basin sat on a tiled surround, extractor fan, heated towel rail and radiator. Natural light flows through a circular window to the front elevation

## OUTSIDE

To the rear of the property is a small garden with lawned area and patio. To the front of the property can be found a single car parking space Derby Train Station approximately 100 yards away.



## Road Map



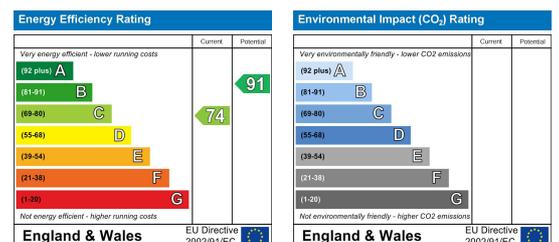
## Floor Plan



## 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



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