Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

112 Arthur Street, Derby, Derbyshire, DE1 3EH

£270,000

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A smartly presented three bedroom period property located in this popular location adjoining the city centre and the beautiful Darley park attractively offered for sale with vacant possession and no upward chain.

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DIRECTIONS

The property is easily accessible from the city centre. If arriving by car, approach from Duffield Road turning onto Belper Road, taking the second left onto Kingston Street then first right onto Arthur Street where the property will be found a short distance on the left.

This characterful property provides gas central heating powered by a combination boiler with spacious accommodation comprising, entrance hallway with original Minton flooring continuing through to the kitchen, a large open plan lounge dining room, spacious fitted kitchen with stable door to the garden and to the first floor a landing leads to three well proportioned bedrooms and bathroom with shower over.

Externally, there is ample street parking and to the rear an enclosed garden with patio, lawn and brick store.

Arthur Street is part of the Strutts Park conservation area, a popular residential location adjoining the city centre and beautiful Darley park. There are useful local amenities including convenience store, petrol station, popular public houses and direct access into the the city centre where there are a wealth of leisure and retail outlets.

Offered for sale with vacant possession and no upward chain, an early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALLWAY

Main timber and glazed front door with arched window over, an attractive Minton tiled floor continues throughout the hallway to the kitchen, inner hallway door, stairs lead to the first floor with access to the cellar, radiator.

CELLAR

In three compartments having power and light, providing a useful storage area.

OPEN PLAN LIVING DINING ROOM

LOUNGE AREA

11'11" x 10'5" (3.63m x 3.18m)

Having twin sash windows to the front elevation, fireplace and surround, picture rail, built in cabinet and shelving and radiator.

DINING AREA

13' x 9'1" (3.96m x 2.77m)

With ample space for a dining table and chairs, rear facing UPVC double glazed window, picture rail, shelving and radiator.

KITCHEN

15'10" x 9'6" (4.83m x 2.90m)

Very spacious and appointed with a solid wooden range of wall and base units with matching wooden work surfaces, tiled splashback, inset Belfast style sink and drainer with an attractive shaped chrome tap over, space for all appliances, tile effect vinyl

flooring, UPVC double glazed window, timber stable door and radiator.

FIRST FLOOR

LANDING
Having an attractive and original stained glass ceiling light also accessing the large loft, original handrail and balustrade, recessed suitable for a piece of furniture or desk.

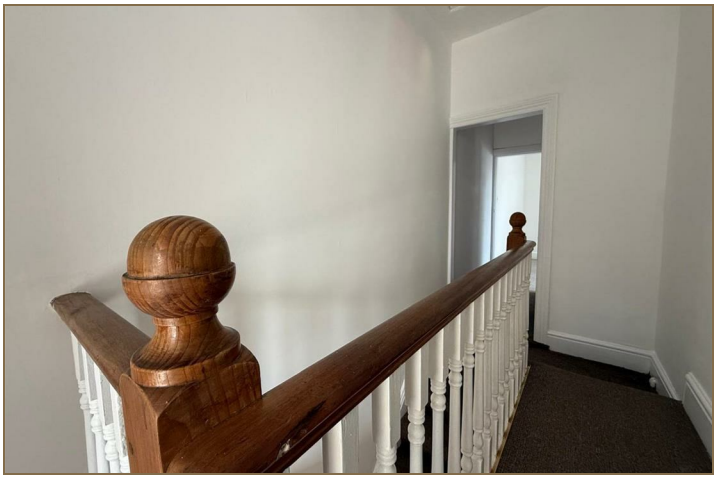
BEDROOM ONE
14'1" x 11'10" (4.29m x 3.61m)
A spacious bedroom spanning the full width of the house having two pairs of fitted wardrobes, two front facing sash windows and radiator.

BEDROOM TWO
13' x 12'6" (3.96m x 3.81m)
A second very spacious double bedroom with period style half panelled walls, UPVC double glazed window and radiator.

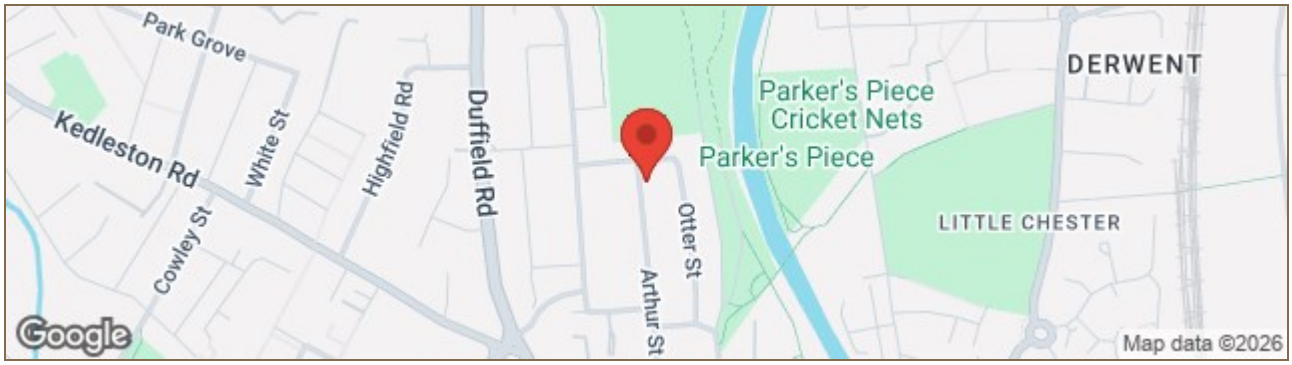
BEDROOM THREE
9'10" x 9'6" (3.00m x 2.90m)
A third generous bedroom with UPVC double glazed window and radiator. A built in cupboard houses the combination boiler providing domestic hot water and gas central heating with remote thermostat.

BATHROOM
6'5" x 5'6" (1.96m x 1.68m)
Fitted with a classic three piece white suite comprising a panelled bath with electric shower over, wash basin and WC, vinyl flooring, UPVC double glazed window and radiator.

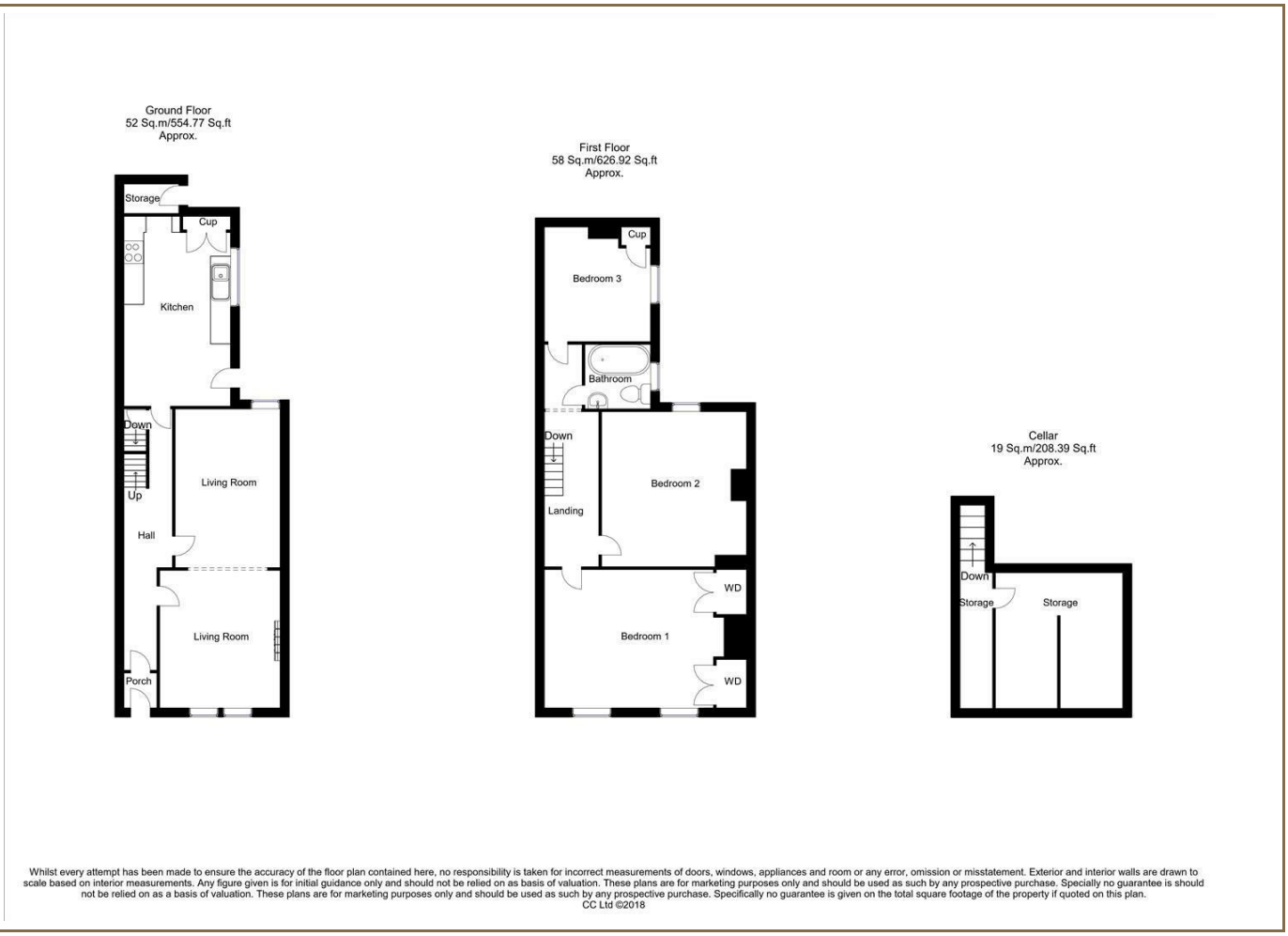
OUTSIDE
Externally, there is ample street parking to the front, along with a gated forecourt and passage to rear. The rear garden is enclosed by timber fencing and brick wall having a patio with lawn beyond and useful brick store.



Road Map



Floor Plan



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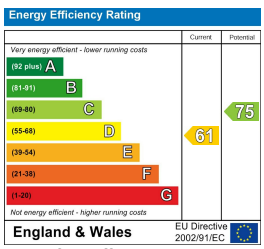
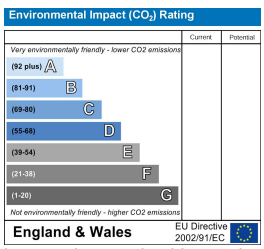
Viewing

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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