



## 87 Sherwin Street, Derby, DE22 1GP

**£199,950**



Enjoying a well regarded and highly convenient location, this is a late Victorian two double bedroom semi detached house situated within the heart of Derby within easy reach of Derby city centre and the university.



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Internally the accommodation is well presented and maintained and has the benefit of UPVC double glazing and gas central heating. The accommodation briefly comprises a lounge, inner lobby, separate dining room with staircase to the first floor and a modern fitted kitchen with integrated appliances and access to the rear. To the first floor a passaged landing leads to two double bedrooms and a family bathroom.

To the side is shared pedestrian access which leads to an enclosed low maintenance garden with timber shed. On street permit parking.

Sherwin Street is a highly regarded residential location comparing the heart of the city within easy reach of the vibrant city centre of Derby, local parks and the university. The property is perfectly positioned for ease of access to the A38 giving onward travel to the A50, A52 and M1 corridor.

This property would ideally suit a first time buyer or an investment purchaser looking for a property close to the city and university and should be viewed to be fully appreciated.

## ACCOMMODATION

Entering the property through front door into:

### LOUNGE

11'4" x 11'5" (3.45m x 3.48m)

With two double glazed windows overlooking the front elevation, feature fireplace with coal

effect gas fire set within a decorative surround and double radiator.

### INNER LOBBY

With access to a useful understairs storage cupboard with meter box and open shelving.

### DINING ROOM

11'4" x 12'4" (3.45m x 3.76m)

With double glazed window to the rear elevation, double radiator, wall mounted electric fire and staircase to the first floor. Access to:

### KITCHEN

16'6" x 6'4" (5.03m x 1.93m)

With a range of work surface/preparation areas, wall and base cupboards, space for a freestanding electric cooker, extractor fan and tiled splashback. The kitchen has a stainless steel sink beneath a double glazed window overlooking the side elevation and there is appliance space, further double glazed window and inset lighting to the far side of the room. Door leading to the rear garden and double radiator.

## TO THE FIRST FLOOR

### PASSAGED LANDING

### FRONT BEDROOM ONE

11'4" x 11'5" (3.45m x 3.48m)

With double glazed window to the front elevation, decorative feature fireplace and double radiator.

## BEDROOM TWO

12'6" x 8'6" (3.81m x 2.59m)

With double glazed window to the rear elevation, decorative feature fireplace, double radiator and storage cupboard with clothes hanging space.

## BATHROOM

8'10" x 6'3" (2.69m x 1.91m)

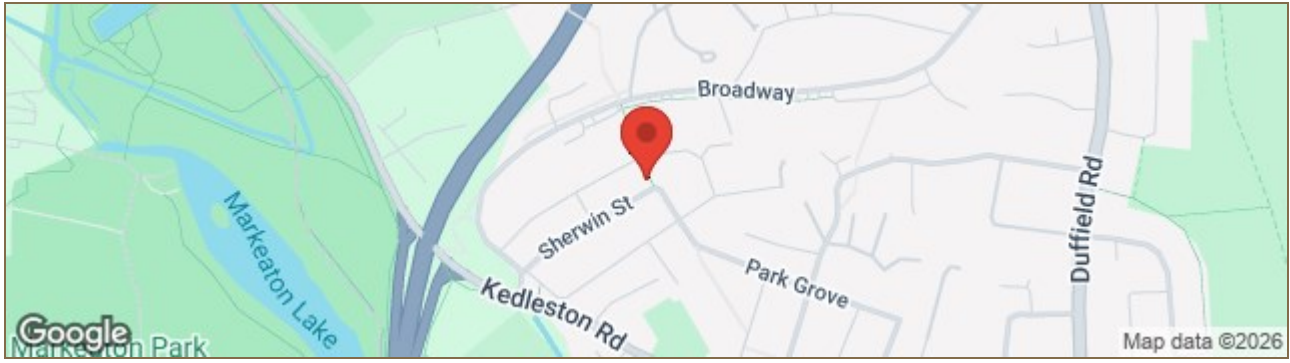
With a low level WC, pedestal wash handbasin and bath with Mira shower over the bath, frosted double glazed window, double radiator and an airing cupboard with oiler providing domestic hot water and central heating.

## OUTSIDE

Outside the property benefits from a garden which has been laid for ease of maintenance and a timber shed. Shared gated access to the side elevation and on street permit parking.



## Road Map



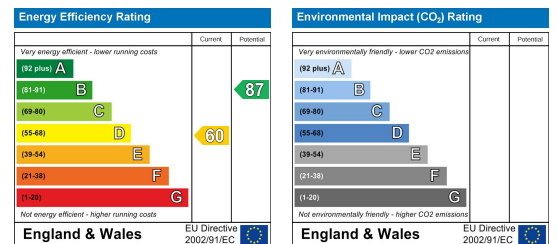
## Floor Plan



## 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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Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
sales@boxallbrownandjones.co.uk

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
belper@boxallbrownandjones.co.uk