



29 Raynesway, Derby, DE24 0DW

Offers Over **£170,000**



A smartly presented and extended three bedroom mid-terrace with a beautiful long rear garden close to the high street in this popular residential suburb.



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The attractively decorated interior incorporates both UPVC double glazed windows and gas central heating and briefly comprises, entrance lobby with stairs to the first floor, spacious lounge with gas fire separated from a dining room with bi-folding doors, extended fitted kitchen, inner lobby with access into a deep pantry and ground floor bathroom with shower over bath. To the first floor are three well-proportioned good sized bedrooms.

Externally, residents park on the service road to the front of the property, there is a walled front forecourt and gated access leading to a beautifully stocked and bordered garden with an attractive patio leading onto a long lawn with a further area of garden and storage found at the end.

A superb first time buy for rental investment.

The property fronts Raynesway with ease of access to local shopping facilities including supermarket, grocery stores, cafe and popular public houses. Ease of access can be sought to the A50, city centre and Ascot Drive area.

ACCOMMODATION

GROUND FLOOR

HALLWAY

Entering the property into a lobby hallway with stairs to the first floor, door into:

LOUNGE

13'10" x 11'11" (4.22m x 3.63m)

A charming lounge with a fireplace and gas fire, UPVC double glazed window, media connections, radiator, superb bi-folding doors open into:

DINING ROOM

10'6" x 8'10" (3.20m x 2.69m)

With ample space for a dining table and chairs, open plan access into the kitchen, space for an appliance, radiator.

KITCHEN

11'10" x 8'10" (3.61m x 2.69m)

Nicely fitted with a good range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, tiled splashback, stainless steel sink and drainer, space for a washing machine, oven and fridge, rear and side UPVC double glazed windows, door to garden, laminate flooring, radiator.

INNER LOBBY

With access into a deep understairs store pantry and:

BATHROOM

5'11" x 5'6" (1.80m x 1.68m)

Smartly appointed with an upgraded three piece white suite comprising a panelled bath with an electric shower over, wash basin sat on a vanity unit, low level WC, vinyl flooring, UPVC double glazed window, attractively tiled walls, chrome towel radiator.

FIRST FLOOR

LANDING

BEDROOM ONE

14' x 9'10" (4.27m x 3.00m)

A spacious bedroom having a front facing UPVC double glazed window, a built-in cupboard provides storage space and houses the modern combination boiler, radiator.

BEDROOM TWO

11' x 8'6" (3.35m x 2.59m)

A comfortable double bedroom having a built-in cupboard, a rear facing UPVC double glazed window enjoys a pleasant aspect down the long garden, radiator.

BEDROOM THREE

8'4" x 7'11" (2.54m x 2.41m)

A generous third bedroom also with a pleasant rear aspect, UPVC double glazed window, ample space for bedroom or study furniture, radiator.

OUTSIDE

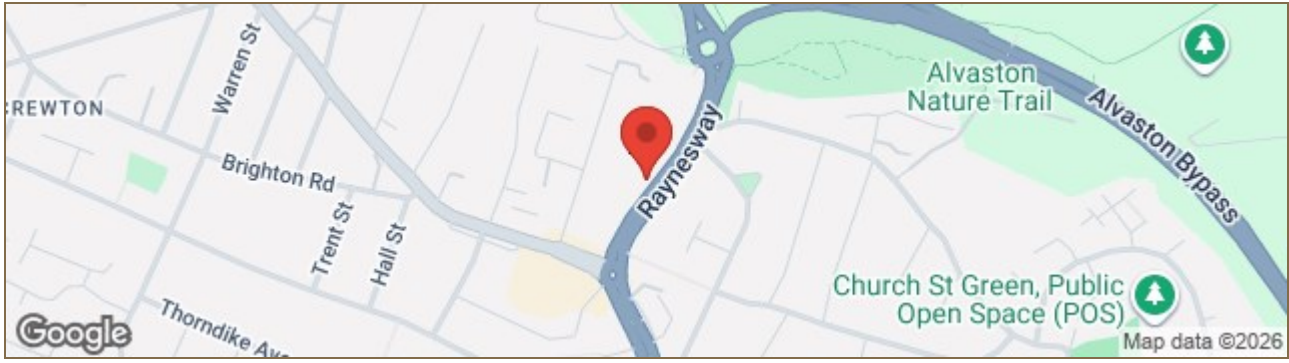
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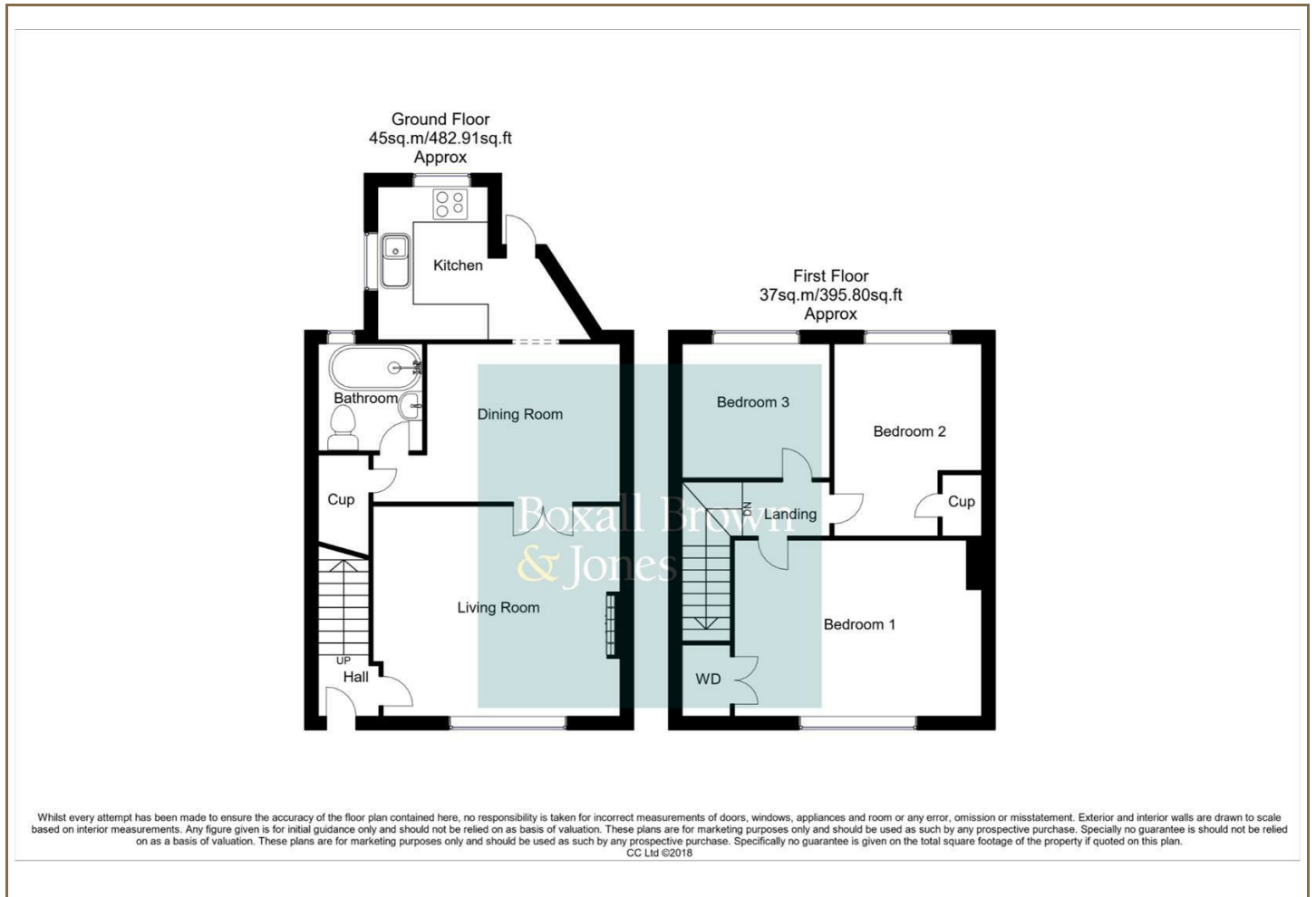




Road Map



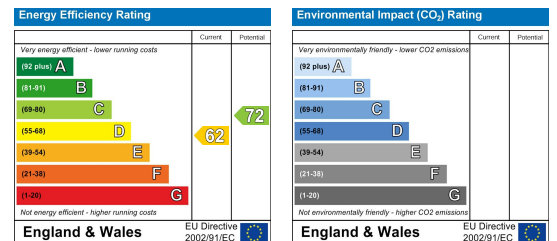
Floor Plan



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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