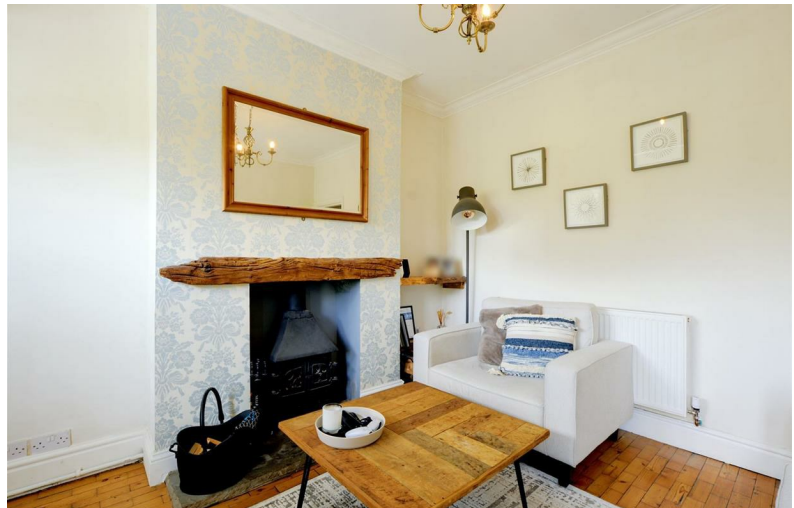


Robert Ellis

look no further...



Flood Street,
Ockbrook, Derby
DE72 3RF

O/I/E £215,000 Freehold

0115 946 1818



/robertellisestateagent



@robertellisea



A SPACIOUS AND WELL PRESENTED TWO DOUBLE BEDROOM EDWARDIAN MID TERRACED BOASTING CHARACTER THROUGHOUT WITH ENCLOSED REAR GARDEN, SITUATED WITHIN A DESIREABLE DERBYSHIRE VILLAGE.

Robert Ellis are delighted to bring to the market this beautiful two double bedroom, terraced property in the heart of Ockbrook village. The property is constructed of brick and boasts character throughout retaining many of its original Edwardian features with the added benefit of modern double glazing and gas central heating and decoration throughout. Perfect for first time buyers, investors, families and people looking to downsize alike, an internal viewing is highly recommended.

The property briefly comprises: A bright bay fronted lounge with wood burner and original hardwood parquet flooring, dining room, kitchen with bespoke fitted solid food base units and a utility space/pantry which lends itself to being knocked through and incorporated into the kitchen. To the first floor there are two double bedrooms with the second bedroom benefiting from its own separate WC. The master bedroom leads into the family bathroom and all upstairs rooms boast characterful feature fireplaces. To the rear the property benefits two outdoor spaces, the first being an enclosed private garden with artificial turf and two brick built outhouses with power, perfect for storage or creating a workshop. Through a gate there is access to the alley for the removal of bins and to the rear a further low maintenance garden space.

Located in the heart of this popular Derbyshire village, close to a wide range of local schools, shops and parks. The property sits within school catchment for Redhill Primary School that is within walking distance and has a good Ofsted rating and is catchment for West Park secondary school. The property has fantastic transport links such as nearby bus routes and easy access to major road links including the A52 to both Nottingham and Derby, the A50 and M1. East Midlands Airport is just a short drive away. A viewing is highly recommended to appreciate the property and location on offer.



Lounge

11'0 x 10'5 (3.35m x 3.18m)

Composite double glazed front door, uPVC double glazed window overlooking the front, original hardwood parquet flooring, wood burning stove, radiator, painted plaster ceiling, ceiling light.

Dining Room

11'0 x 11'3 (3.35m x 3.43m)

uPVC double glazed window overlooking the rear, original tiled flooring, radiator, painted plaster ceiling, ceiling light.

Kitchen

8'6 x 6'1 (2.59m x 1.85m)

uPVC double glazed window overlooking the side, wooden door leading to the rear garden, original tiled flooring, painted plaster ceiling, ceiling light, freestanding oven.

Utility

3'1 x 6'4 (0.94m x 1.93m)

uPVC double glazed window overlooking the side, original tiled flooring, space for washing machine, wall mounted boiler, painted plaster ceiling, ceiling light.

Landing

Carpeted flooring, painted plaster ceiling, ceiling light.

Bedroom Two

11'0 x 10'5 (3.35m x 3.18m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light, access into WC.

WC to Bedroom Two

2'1 x 2'6 (0.64m x 0.76m)

WC, wall mounted sink, vinyl flooring, painted plaster ceiling, ceiling light.

Master Bedroom

11'3 x 11'0 (3.43m x 3.35m)

uPVC double glazed window overlooking the rear, carpeted flooring, fitted wardrobes, radiator, painted plaster ceiling, ceiling light.

Family Bathroom

6'2 x 8'8 (1.88m x 2.64m)

uPVC double glazed window overlooking the rear garden, 'L' shaped bath with mixer tap and shower over the bath, pedestal sink, feature fireplace, radiator, LVT flooring, painted plaster ceiling, ceiling light.

Outside

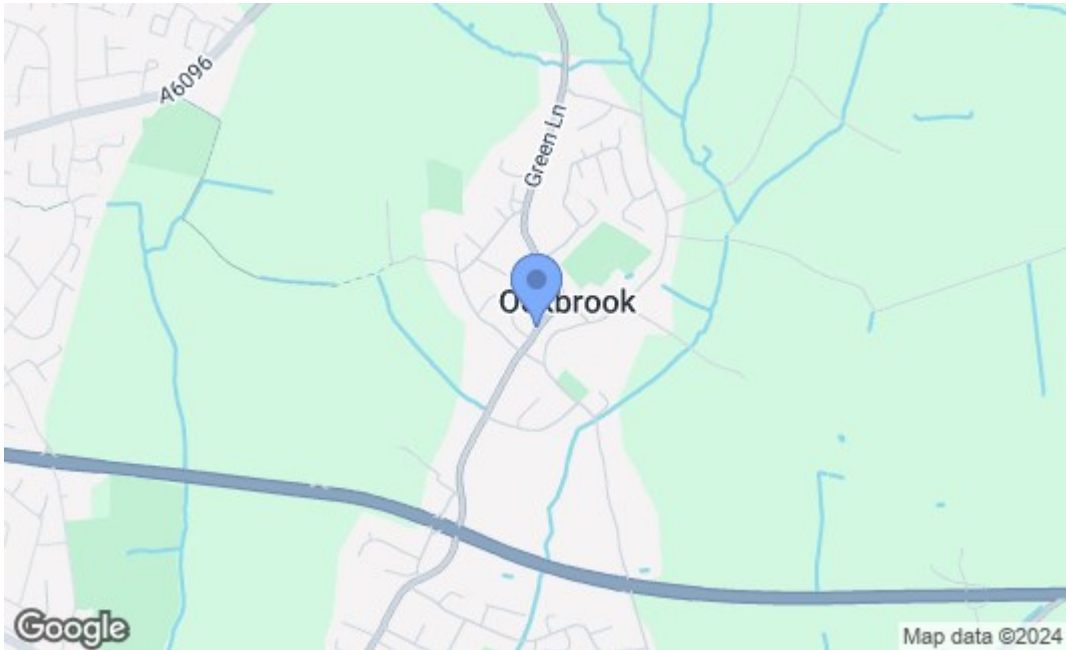
To the front of the property there is a small low maintenance garden through a gate setting the property back from the road. To the rear, a private and enclosed garden with artificial turf and two brick built outhouses both containing power. Through a gate there is access to the alley for the removal of bins leading through to a further garden section.

Council Tax

Erewash Borough Council Band A



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.