

Strettea Lane, Higham.

£155,000 Freehold

REDUCED



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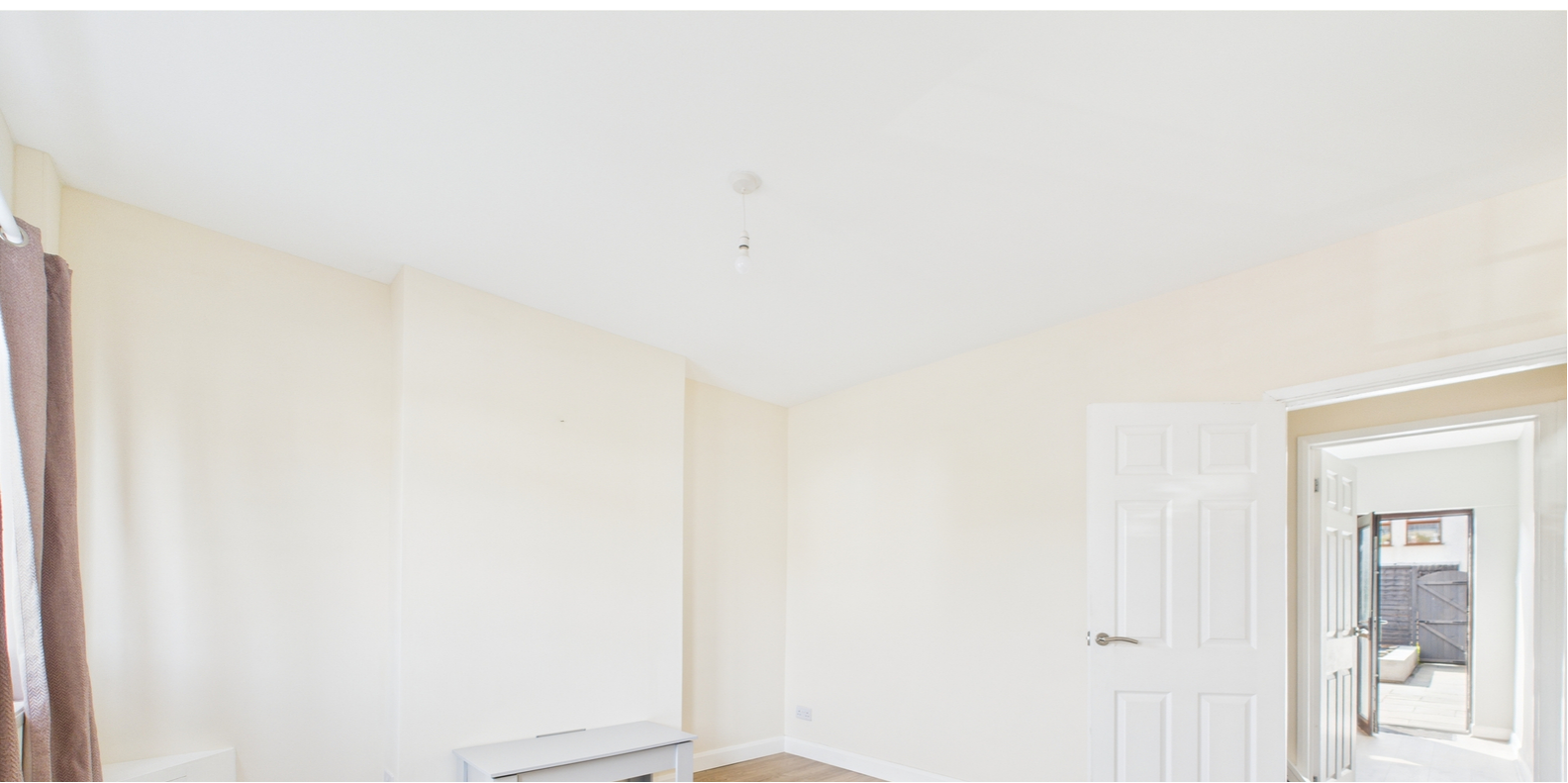
## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this traditional end of terraced property situated in the much sought after area of Higham, the property is offered for sale with no upward chain. We recommend an early internal inspection to avoid disappointment.

The property has the benefit of gas central heating and double glazing and would make an ideal first home or investment opportunity and briefly comprises; Lounge, Dining Kitchen, two good sized Bedrooms and Bathroom. Externally, the property boasts a private low maintenance garden area and outside storage room/WC.

## FEATURES

- Traditional Style End Terraced Property
- Lounge & Dining Kitchen
- Two Good Sized Bedrooms & Bathroom
- Enclosed Garden To Rear
- Ideal First Home or Investment Property
- NO UPWARD CHAIN



## ROOM DESCRIPTIONS

### Ground Floor

#### Lounge

12' 4" x 12' 4" (3.76m x 3.76m) The property is approached via a uPVC front entrance door leading into the Lounge, with a uPVC double glazed window to the front elevation, television point and central heating radiator.

#### Inner Lobby

With stairs leading to the first floor landing area.

#### Dining Kitchen

12' 4" x 12' 4" (3.76m x 3.76m) Fitted with a range of wall and base units with roll edge work surfaces over incorporating a single stainless steel sink and drainer, there is plumbing for an automatic washing machine, space for fridge/freezer and tiling to the splash back areas. Integrated oven and microwave both feature whilst electric hob with accompanying extractor hood complete the space. Access to understairs pantry. Double glazed UPVC door accesses rear enclosed garden.

### First Floor

#### Landing

Leading to the Bedrooms and Bathroom

#### Bedroom 1

12' 4" x 12' 4" (3.76m x 3.76m) With a uPVC double glazed window to the front elevation, central heating radiator.

#### Bedroom 2

12' 4" x 6' 5" (3.76m x 1.96m) With a uPVC double glazed window to the rear elevation, central heating radiator and built in storage cupboard.

#### Bathroom

Fitted with a three piece suite comprising double walk in shower, low flush WC and pedestal wash hand basin. Central heating radiator and uPVC double glazed window to the rear elevation.

### Outside

#### Front Garden

To the front of the property is an open plan area with steps leading to the front of the property. A pathway extends along the side elevation.

#### Rear Garden

At the rear of the property there is a low maintenance garden area which has the potential to create off road parking (subject to necessary consents) There is also an outside w.c.

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







## FLOORPLAN & EPC

