



Statham Street
DERBY



Property Description

Hall & Benson are delighted to present to the market, this Edwardian terrace property located on Statham Street. The property is in need of modernisation and offers plenty of scope for anyone wishing to do work to a property and make it their own!

In brief the property comprises of an entrance porch, entrance hall having the original Minton tiles leading to the lounge, dining room, a further reception room and kitchen to the ground floor. To the first floor you will find four bedrooms and bathroom suite.

Externally to the rear you will find a good sized rear garden which is secured with fenced boundaries. .

Statham Street is within close distance to a variety of local shops, parks, bars, pubs and cafes and also offers great transport links to the A52, A38 and A50.

** AGENTS NOTE **

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor

Entrance Porch

Having a door to the front with a door leading into the entrance hall.

Entrance Hall

Having doors leading to the lounge, dining room, another reception room as well as stairs leading to the first floor.

Lounge

Having a bay window to the front and feature fireplace.

Dining Room

Having a window to the rear and a feature fireplace.

Reception Room

Having built in storage, window to the side and a door leading to the kitchen.

Kitchen

Having a window over looking the rear garden, wall and base units, sink and drainer unit and extractor fan. There is also a door at the side leading to the garden.

First Floor

Landing

Giving access to the four bedrooms, bathroom suite as well as having storage cupboards.

Bedroom One

Having a window to the rear and exposed wooden flooring.

Bedroom Two

Having a window to the front and exposed wooden flooring.

Bedroom Three

Having a window to the rear and exposed wooden flooring.

Bedroom Four

Having a window to the front.

Bathroom Suite

Fitted with a bath, wash hand basin and a wc. There is also a window to the side.

Outside

To the rear you will find a good sized garden.









Total floor area 126.2 m² (1,359 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Hall & Benson on

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E7 Park Farm Centre Park Farm Drive
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EPC Rating: Council Tax
 Awaited Band: C

view this property online hallandbenson.co.uk/Property/ATR102859

Tenure: Freehold



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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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