



73 Prince George Drive

, Derby, DE22 3XA

Offers Over £200,000



SJ are pleased to offer for sale with NO UPWARD CHAIN this modern two double bedroom end town house within walking distance of the Royal Derby Hospital.

In brief the accommodation comprises of Entrance Hall, Downstairs WC, Fitted Kitchen with integrated appliances, Lounge/Diner with French doors leading to enclosed garden. Fitted bathroom, and two double bedrooms. Benefitting from uPVC double glazing and gas central heating with driveway offering off road parking. Conveniently located within walking distance of local amenities with excellent road links. Viewing is highly recommended to appreciate the accommodation on offer. Council Tax B. EPC C.



Hallway 9'1" x 3'3" (2.78m x 1.01m)

Accessed via composite door, open plan to kitchen, central heating radiator, power points, ceiling light point, door leading to downstairs wc, stairs leading to first floor and door leading through to lounge.

Lounge Diner 12'11" x 11'9" (3.96m x 3.6m)

With understairs storage cupboard, powerpoints, tv, broadband, virgin media points, central heating radiator, 2 ceiling light points and upvc double glazed patio doors leading to garden.

Kitchen 7'10" x 5'10" (2.41m x 1.78m)

Fitted with a range of contemporary wall and base units, roll edge worktop, stainless steel sink with drainer and chrome mixer tap over, undercounter electric double oven with gas hob over, opaque glass splash back and stainless steel chimney style extractor, integrated dishwasher and integrated 50/50 split fridge freezer, plumbing point for washing machine, power points, ceiling light point, and upvc double glazed window to front elevation.

Wc 5'0" x 3'1" (1.54m x 0.95m)

Fitted with low level flush wc, pedestal wash hand basin with chrome mixer tap and tiled splash back, central heating radiator, ceiling light point and opaque upvc double glazed window to front elevation.

Stairs and Landing 6'9" x 3'3" ,.42'7" (2.08m x 1,.13m)

Central heating radiator, power points, ceiling light point, hatch giving access to loft space, and doors leading to 2 double bedrooms and bathroom.

Bedroom One 13'1" x 7'8" (4.0m x 2.35m)

2 large picture upvc double glazed windows overlooking front elevation, cupboard housing Valliant boiler, central heating radiator, power points and ceiling light point.

Bedroom Two 13'0" x 6'9" (3.97m x 2.06m)

Fitted with mirrored built in wardrobe, power points, ceiling light point and 2 upvc double glazed windows over looking rear elevation,

Bathroom 6'2" x 5'10" (1.89m x 1.78m)

Fitted with low level flush wc, wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap, electric shower over with glass shower screen, part tiled walls and ceiling light point.

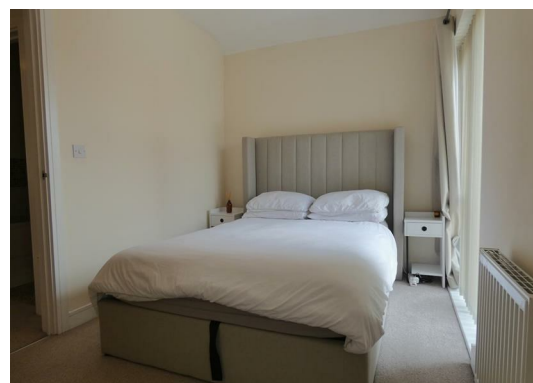
Externally

To the front

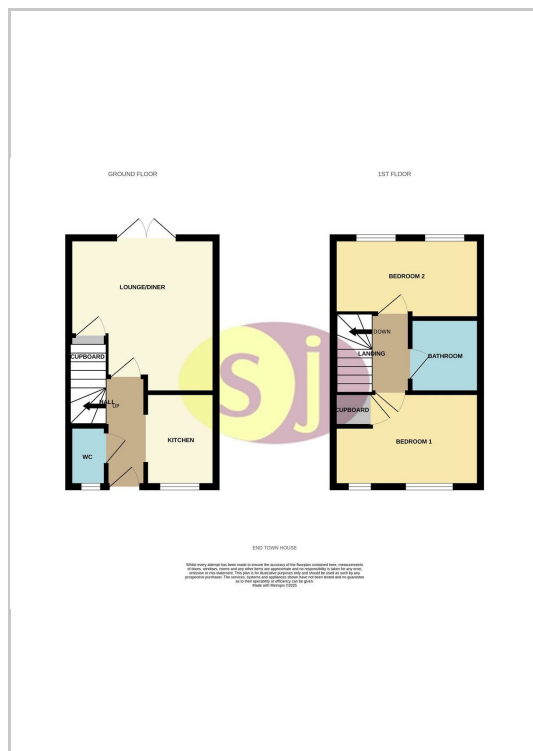
Paved driveway providing off road parking, path leading to front door, shrubbed border and security lighting.

To the rear

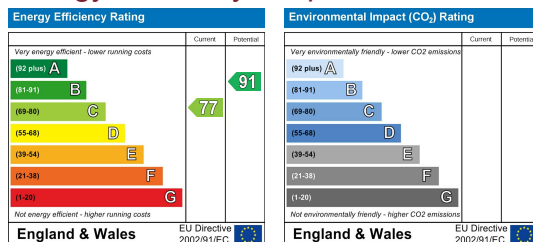
Fully enclosed garden with fenced boundaries, laid to lawn with paved patio area and path leading to rear gate.



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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