

Wellington Crescent

Derby, DE1 2LZ

John German



Wellington Crescent

Derby, DE1 2LZ

£145,000

Great location for potential investment or commuter, just minutes from the main Derby train station and an easy walk from Derby city centre. With off road parking this modern town house is part of an attractive crescent development with its own enclosed garden area and use of a central communal garden.

NO UPWARD CHAIN

Step inside the entrance hall where doors lead off to the kitchen and lounge and stairs rise to the first-floor landing.

The kitchen is fitted with a range of base units with roll edge work surfaces, inset stainless steel sink unit with mixer tap and tiled splashbacks. There are spaces for a washing machine, fridge and cooker. A serving hatch opens to the lounge and a uPVC double glazed window overlooks the front elevation.

The lounge diner has French doors opening out onto the rear garden and laminate flooring.

On the first-floor doors lead to a large double bedroom with uPVC double glazed window to rear and a single sized bedroom with a uPVC double glazed window to the front.

Completing the accommodation is the bathroom which is fitted with a full three-piece white suite comprising low flush WC, pedestal hand wash basin and panelled bath with shower over. There is extensive tiling to splashback areas and a charming circular uPVC double glazed window to the front.

Outside the property is set back from the road behind a small low maintenance frontage with wrought-iron railings. The rear garden is fully enclosed with artificial grass and gated access onto the fully lawned communal garden which is dotted with mature trees. To the side of the crescent is allocated parking for one vehicle.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.derby.gov.uk

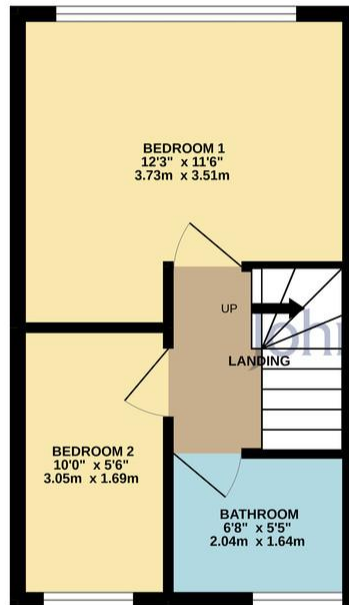
Our Ref: JGA/25042022

Local Authority/Tax Band: Derby City Council / Tax Band A

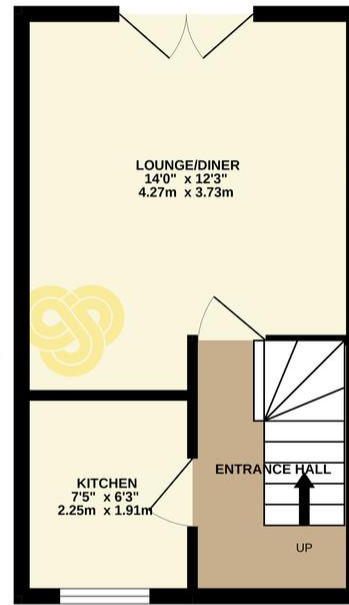




BASEMENT



GROUND FLOOR



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB

01332 943818

derby@johngerman.co.uk

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022



Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter | The London Office
JohnGerman.co.uk Sales and Lettings Agent