



NO UPWARD CHAIN

Three double bedroom traditional mid terrace property with two reception rooms and breakfast kitchen situated in the popular location of Chester Green.



IDEAL FOR AN INVESTOR OR FIRST TIME BUYER.

Offers in Excess of £180,000

John German



Traditionally built, three double bedroom mid-terrace property with two reception rooms, breakfast kitchen, downstairs WC, upstairs bathroom and rear garden. Parking permits are available via the council.

The property is situated in Chester Green adjacent to the highly favoured and popular Darley Abbey Park. It enjoys easy access to local facilities, employment opportunities and Derby City centre. Being sold with no upward chain, it is ideal for an investor or first time buyer.

Entering via the front door into the reception hallway having doors to the sitting room, dining room and staircase to first floor.

Moving into the sitting room having single glazed windows in wooden frames to front, a coal effect gas fire with marble hearth, entral heating radiator, built-in storage cupboard housing electric circuit board and gas metre, moulded cornice and ceiling rose. An opening leads to the dining room with a beautiful original open fireplace with tiled hearth, moulded cornice, window in wooden frame to rear and a separate door into the hallway. There is a further door into the breakfast kitchen.

The breakfast kitchen has rolled edge preparation services with insert one and a half composite sink with adjacent drainer and chrome mixer tap over with tile splashback surround. There are a range of cupboards and drawers, extractor canopy fan, appliance space, plumbing for a washing machine and further freestanding space for a fridge/freezer. There is a separate breakfast bar area, a useful storage cupboard with shelving, central heating radiator and single glazed window in wooden frame to rear with door opening to the rear garden. A wooden door opens to the downstairs WC with a wash hand basin with hot and cold chrome taps over, low-level WC, wall mounted ideal combination boiler and single glazed window to rear.

On the first floor landing, there are doors to the bedrooms and bathroom plus a loft hatch access and useful storage cupboard.

The principal bedroom has an original cast-iron fireplace, central heating radiator and single glazed window in one frame to front. The second bedroom has a central heating radiator with wooden sash window to rear. The third bedroom has a central heating radiator, sealed unit double glazed window in UPVC frame to side and a wooden sash window to rear.

Moving into the bathroom having a tiled floor, a pedestal wash hand basin with hot and cold paint taps over, low-level WC, bath with hot and cold taps over and a electric shower, ladder style heated towel rail and opaque sash window to side.

Outside

To the side of the property is a shared passageway which leads to the rear garden that has a laid lawn area with herbaceous and flowering border.

Notes:

There are covenants appertaining to this property, a copy of the Land Registry

Title is available to view upon request.

The property is located in a conservation area.

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

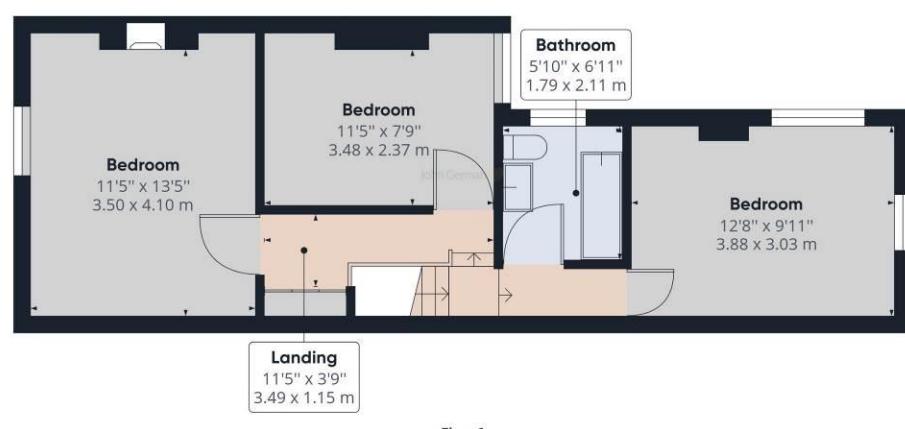
Our Ref: JGA/29052023

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



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Approximate total area⁽¹⁾
988.82 ft²
91.86 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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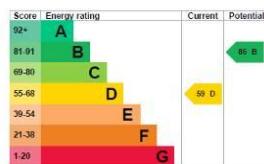
Agents' Notes
 These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation 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.

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