

Warren Street

Derby, DE24 8RU

John German



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£115,000

Traditional 2 double bedroom semi-detached residence with a good sized garden close to great local amenities, walking distance of Pride Park, east midlands parkway and major trunk roads plus a bus service into Derby city centre and sky link to east midlands airport.

A side entrance door opens into an entrance hall where stairs lead down to a cellar and doors lead off to the main reception rooms.

The lounge sits to the front of the property with an electric fireplace, decorative coving and double glazed window to front.

To the rear is a spacious living/dining room with gas fire, door leading off to the staircase to first floor and a double glazed window to rear. A door opens to the kitchen with a sink unit, appliance spaces, double glazed window and door to the side.

On the first floor stairs lead to a landing with doors leading off to both bedrooms. Bedroom one sits to the front elevation with a double glazed window. Bedroom two lies at the rear having an over stairs storage cupboard and a door leading to the bathroom fitted with a white suite comprising low flush WC, pedestal wash hand basin and bath plus the airing cupboard and a double glazed window to rear.

Outside to the rear is a good sized lawn garden with timber fencing.

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.

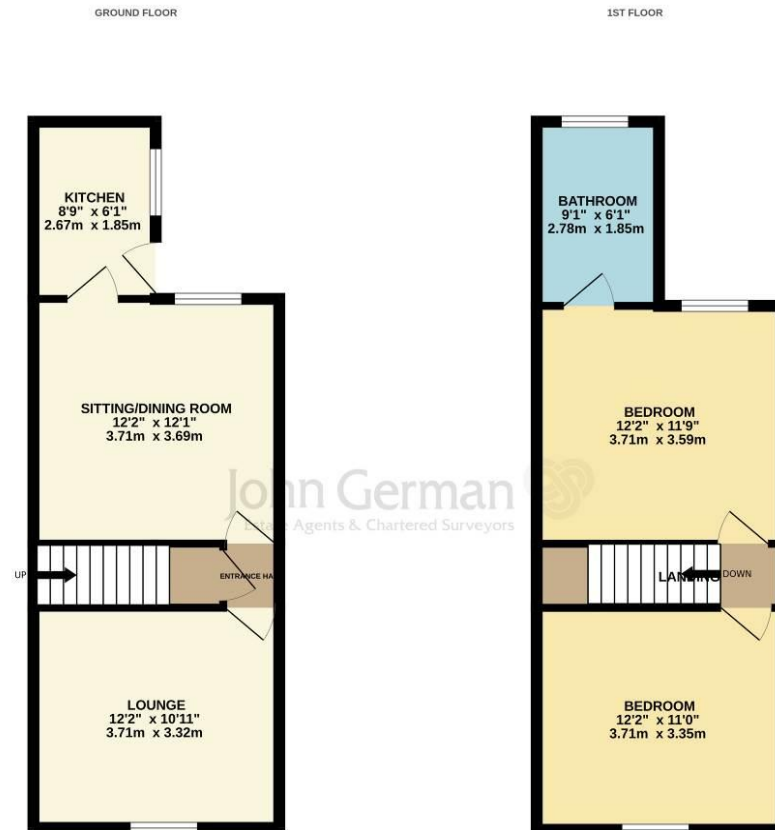
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/20062023

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







John German
Agents & Chartered Surveyors

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 misstatement. 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.
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Agents' Notes

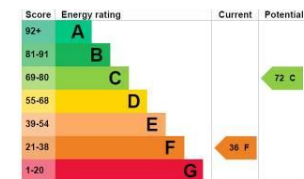
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

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John German

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

01332 943818

derby@johngerman.co.uk

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JohnGerman.co.uk Sales and Lettings Agent

