

Palmerston Street

Derby, DE23 6PF

John 
German





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£450,000

Period property set on a large plot extending to a third of an acre with driveway and garage to the front as well as a shared access road to the rear providing lots of potential to develop the rear of the plot.



The main house is ripe for refurbishment with a great layout perfect for a large family with three reception rooms, four generous bedrooms and a box room providing great storage or potential for a home office. There is also a one bedroomed annex with kitchenette, bathroom and separate WC.

Entrance to the property is via a front porch leading onto an entrance lobby with stairs leading to the first floor and an original stained glass entrance door with matching top light to the spacious entrance hall, with understairs storage cupboard and doors to the ground floor living spaces and the annex.

The dining room sits to the front of the property with a bay window and an original fireplace with tile surround. The sitting room has patio doors that open into a small conservatory, a stone fireplace and original coving. The hardwood conservatory has steps down to a rear entrance door that leads out onto the rear garden.

The breakfast room leads onto the kitchen and has a large walk-in pantry as well as an original built-in storage cupboard and a window overlooking the rear. There is also a run of base and eye level units with roll edge worktops. The kitchen is fitted with a range of base units with worktop, stainless steel sink and tiled splashbacks, window to the rear and entrance door to the side.

On the first floor, stairs lead to a split-level landing giving access to four spacious bedrooms and a bathroom, fitted with a panelled bath and pedestal wash basin, window to rear, built-in airing cupboard and separate WC.

The annex has a spacious hallway with built in storage. The large double bedroom overlooks the rear garden and there is a small kitchenette, a separate WC and bathroom fitted with a panelled bath and washbasin.

Outside to the front of the property is a low maintenance walled frontage with a driveway to the side leading to a large single garage, having a courtesy door to the rear which opens to the side of a small potting shed/greenhouse. To the rear of the house are two sets of brick outhouses, three of which provide storage whilst the fourth is an outside WC. The garden stretches down to a rear access lane that is shared with the neighbouring properties and locked for added security (key provided). There is plenty of potential to take out the rear hedge for additional parking or to build garages (subject to planning). The garden is mainly laid to lawn and enjoys a rare degree of privacy with well stocked flower beds, ornamental trees and a large vegetable plot.

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/12072023

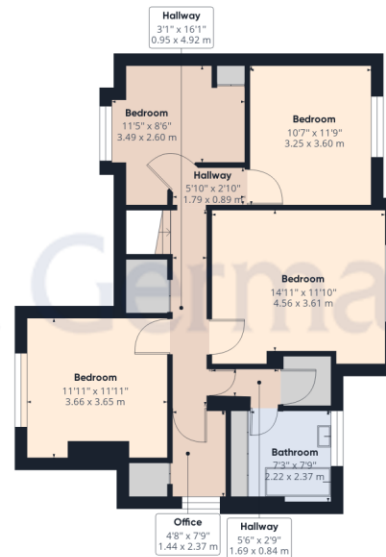
Local Authority/Tax Band: Derby City Council / Tax Band D







Ground Floor



Approximate total area⁽¹⁾
 2256.23 ft²
 209.61 m²

Reduced headroom
 2.69 ft²
 0.25 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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



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 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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