

Chelsea Close

Derby, DE22 4JB

John 
German



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Offers in the region of £170,000

Ideal for a first-time buyer or investor, this semi-detached house is set on a corner plot with extensive parking and an enclosed garden with a lawn, decking and a paved patio area.

The property is set within this popular residential location giving easy access to a full range of amenities in Mackworth, Mickleover and Derby City Centre. A regular bus service is available and good schooling at all levels. Excellent transport links are close by with easy access onto the A38, A50 and A52, which provide swift onward travel to the main motorway network and other regional centres. Markeaton Park is only a short distance away offering a range of leisure facilities to include a mini golf course, tennis, boating and a fishing lake. For those who enjoy the outdoor pursuits, the nearby countryside provides some delightful scenery and walks.

A front entrance door opens into the hallway with stairs rising to the first floor and a door to the lounge which has a large UPVC double glazed window overlooking the front garden and a modern inset living flame gas fire.

To the rear of the property is the kitchen which is fitted with a comprehensive range of base and eye level units including glazed display units, roll edge worktops, inset one and a half bowl stainless steel sink, tiled splashbacks, built-in oven, four ring gas hob with extractor hood over, plumbing for a washing machine, space for a fridge freezer, ceramic tiled floor and a UPVC double glazed window overlooking the rear garden. Off the kitchen is a useful under stairs storage area, UPVC double glazed side entrance door and the ground floor WC which is fitted with a low flush WC and a pedestal wash hand basin.

The first-floor landing gives access to the two bedrooms, bathroom and a built-in airing cupboard.

Bedroom one has a large UPVC double glazed window to the front and an over stairs storage cupboard. Bedroom two has a UPVC double glazed window to the rear.

The bathroom completes the accommodation and is fitted with a white suite comprising; low flush WC, pedestal wash hand basin and a panelled bath with shower attachment and glass screen. There is full height ceramic tiling and a UPVC double glazed window to the rear.

Outside the property is set on a corner plot with extensive off-road parking and a lawned front garden. Gated access to the side leads to a large paved patio area with garden lighting and a large timber garden shed. The patio leads onto a timber decked seating area and lawn screened on one side by conifer hedging.

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

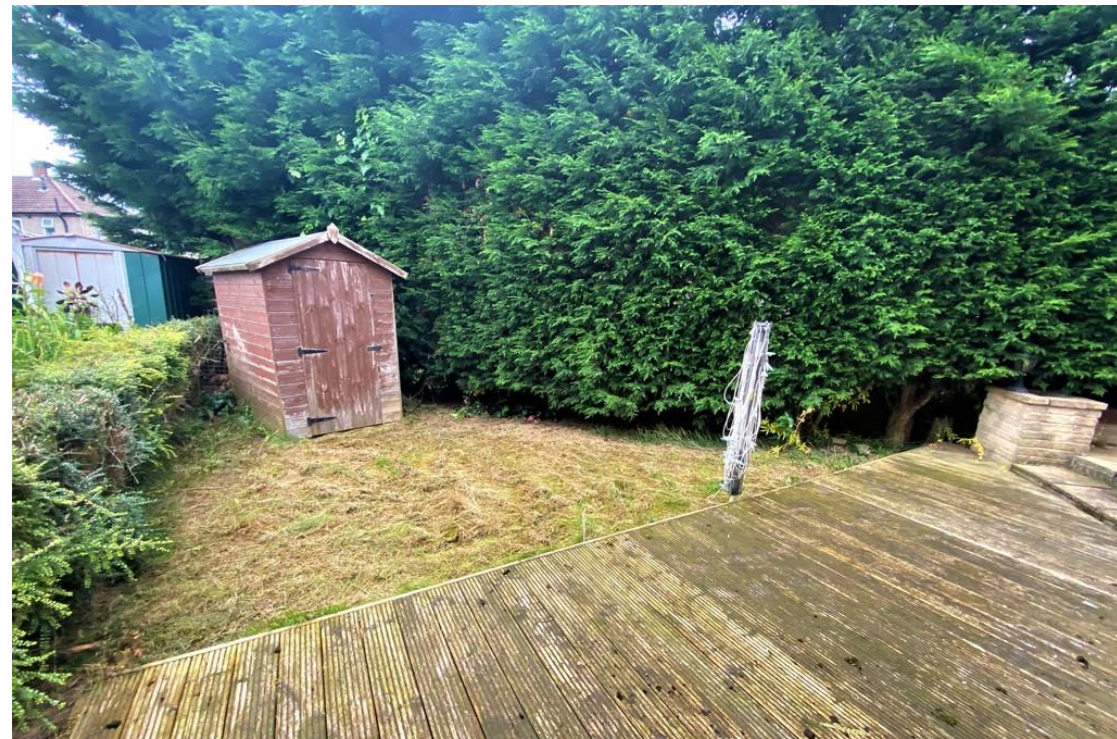
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/030823

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







Agents' Notes

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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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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.



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