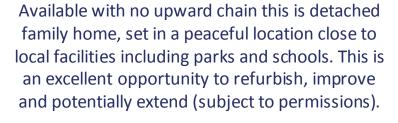
Darwin Road Mickleover, Derby, DE3 9HU







£280,000





The property has gas central heating, a recently serviced alarm system and double glazing but now requires improvements and modernisation. This provides a good opportunity for a discerning purchaser to acquire a detached residence with excellent potential, close to the local facilities available at Mickleover including the popular local junior and infants school, senior school, local recreational park, pubs, shops, bus services to Derby city centre and local doctor surgeries. It is also within a 10-20 minute walk of the Royal Derby Hospital.

A UPVC double glazed porch and front entrance door opens into the hallway with stairs rising to the first floor and doors leading off.

The full-length living room has a window to the front elevation, patio doors providing access to the rear garden and an Adams style timber fireplace with marble insert incorporating a gas coal fire.

The kitchen is fitted with a range of base and eye level units, work surfaces, inset sink, space and plumbing for appliances and an integrated gas hob with extractor hood and a double oven. The kitchen also houses the boiler and there is a useful understairs storage cupboard.

Completing the ground floor accommodation is a guest WC which is fitted with a low level WC and a wash hand basin.

To the first floor, the landing has a built in airing cupboard with lagged hot water cylinder and immersion heater, and doors to three bedrooms and the bathroom.

Bedroom one has built in wardrobes and bedroom two has built-in wardrobes with cupboards over, matching base cupboards and a vanity unit with inset sink unit.

The bathroom is fitted with a low level WC, pedestal wash hand basin and a panelled bath with shower over.

Outside, to the rear the garden is laid mainly to lawn with a timber garden shed. To the front there is an 'in and out' driveway providing off road parking and access to the garage with a roller shutter up and over door, please note the electrics have failed.

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/environmentagency

Our Ref: JGA/160823

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

















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 orall, in relation to this property. Whist we endeavour to make our slaes details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling 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 More relief. Money Limited

Money Limited.
Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that wereceive 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.



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