

# Camp Street

Derby, DE1 3SD

John   
German



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£160,000

**Charming period terraced property in the ever popular Chester Green area of Derby, positioned on a pedestrianised street with pleasant green frontage. The property offers great potential for refurbishment having been successfully extended on the ground floor to provide a spacious and bright kitchen, there are two comfortable reception rooms, two bedrooms on the first floor as well as a spacious bathroom.**

To the front of the terrace is a pleasant pedestrianised area with lawn, street lighting and planting. There is also parking available to local residents only, requiring a permit from Derby city council. Chester Green is a popular residential location neighbouring the vibrant city centre separated by the river Derwent and three parks of Darley fields, Darley Park and Parker's Piece. Locally there is a convenience store, popular public houses including a micro-pub, church and cafe.

Directions - Viewers are advised to take note of local parking restrictions. Mansfield Road offers visitors a free time restricted parking option. Residents are able to park on local streets. Camp Street can be accessed from foot from Mansfield Road close to the Coach and Horses public house and via vehicle from Old Chester Road turning onto Kirk Street which leads onto Camp Street.

Entrance to the property is via a hardwood entrance door that opens into the front lounge. Two elegant sash windows present lovely views over the communal green space in front of the property and there is a central heating radiator, wall lights and original exposed floorboards. An inner lobby connects the lounge to the dining room and features a useful under stairs storage cupboard. The dining room has a wall mounted gas fire (please note this has not been used or serviced in recent years) and a uPVC double glazed window overlooking the rear garden, central heating radiator and doors lead off to the stairwell and into the kitchen. The extended kitchen is fitted with a range of base and eye level units with roll edge worksurfaces, inset stainless steel sink unit, tiled splashbacks and plenty of space for a full range of appliances. Two uPVC double glazed windows overlook the side elevation and a matching entrance door opens into the garden with a central heating radiator. On the first floor an enclosed staircase leads to the first floor landing with doors leading off to the bedrooms and bathroom. Bedroom one has a sash window with views of the green space to the front of the property and central heating radiator. Bedroom two has a uPVC double glazed window to the rear, central heating radiator and a built-in over stairs storage cupboard. The bathroom is fitted with a three piece suite comprising low flush WC, panelled corner bath (please note the shower is not in working order) and wash basin in vanity unit with storage under, built-in airing cupboard housing combination boiler, uPVC double glazed window to the side, full height ceramic tiling and central heating radiator.

Outside an entry to the side of the property (shared with the neighbouring property only) leads to an enclosed rear garden being mainly laid to lawn with a small ornamental pond and herbaceous shrubs.

**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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/29082023 **Local Authority/Tax Band:** Derby City Council / Tax Band B





GROUND FLOOR



1ST FLOOR



John German  
Estate 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 mis-statement. 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.

## Agents' Notes

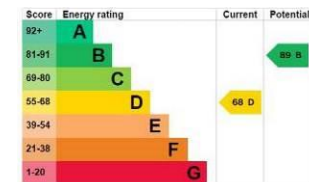
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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

**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

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

