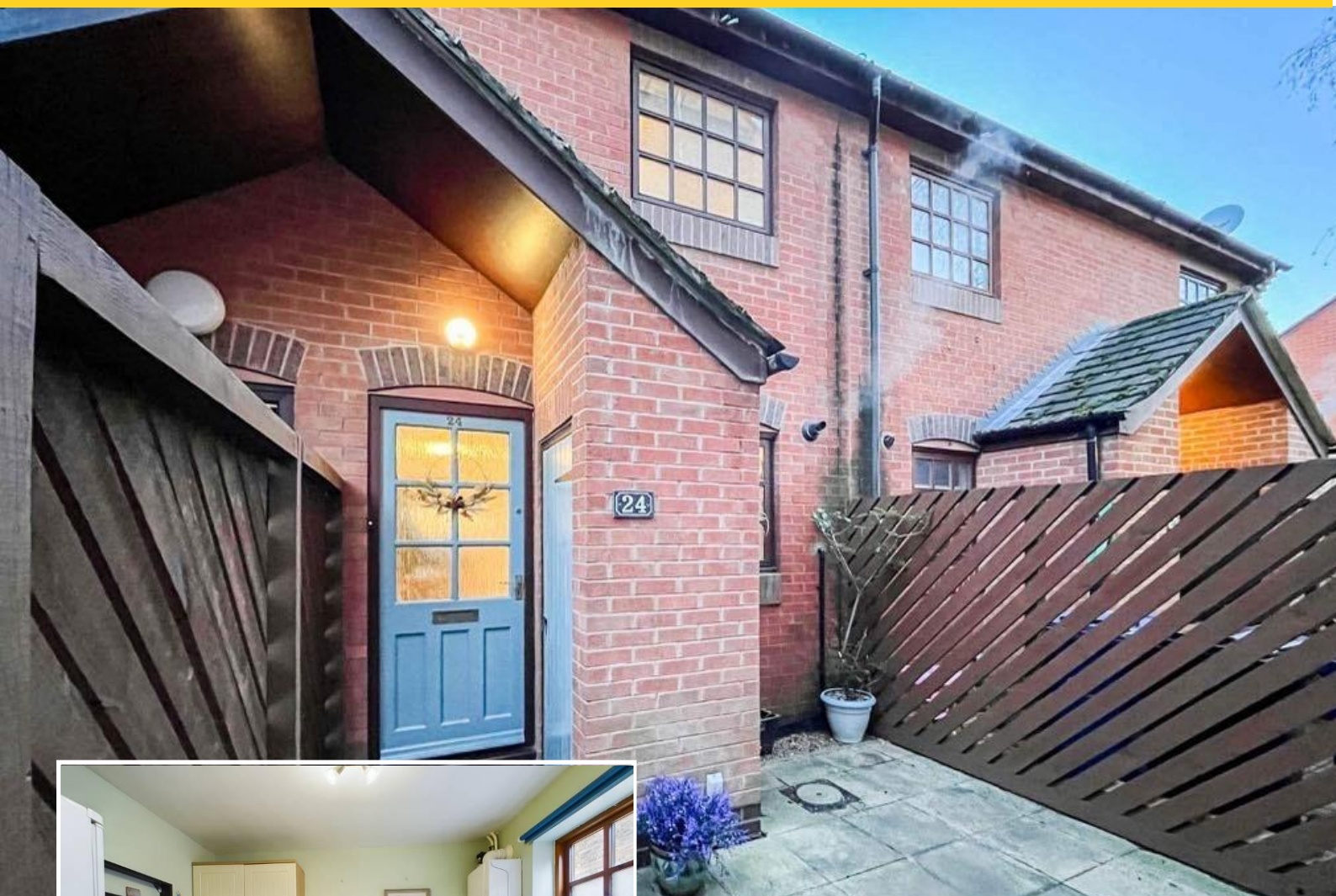


Vale Mills

Boyer Street, Derby, DE22 3TE



The perfect starter home or first time investment, nicely presented throughout with a great layout. Located in a superb spot close to the centre of Derby, Royal Derby Hospital and Derby University and offered with no chain.

Available part furnished or unfurnished.

Offers in Excess of £135,000

John German

The property benefits from gas central heating with a new boiler installed in 2023 and double glazing. Internally the property briefly comprises, entrance hall, fitted kitchen and an open plan living dining room. To the first floor are two good sized bedrooms and a family bathroom. Outside, is a low maintenance private garden and allocated parking as well as visitor parking in the communal carpark.

The property is located in a nice corner position away from the road and with a low maintenance frontage leading to a pitched storm porch over a hardwood part glazed entrance door. The entrance door opens into a hallway with laminate flooring, central heating radiator and doors leading into the kitchen and into the main living area to the rear.

The kitchen is fitted with a matching range of base and eye level units with roll edge work surfaces, inset one and a quarter bowl ceramic sink unit with chrome mixer tap, tiled splashbacks, space and plumbing suitable for an automatic washing machine, slot in electric cooker with oven and grill and a ceramic hob, fridge freezer, central heating radiator, double glazed window to the front, wall mounted gas combination boiler (recently installed) servicing the central heating system and providing domestic hot water.

To the rear of the property is an open plan lounge diner with a feature fireplace with an elegant modern surround and incorporating a living flame effect gas fire, feature coving, radiator, double glazed window and matching entrance door opening out onto the rear garden, laminate flooring and a useful understairs cupboard.

On the first floor an enclosed staircase leads to the landing with doors leading off to the bedrooms and bathroom and a built-in storage cupboard. Bedrooms one and two are double rooms and have double glazed windows and central heating radiators.

The bathroom completes the accommodation comprising, low flush WC, bath with electric rain effect shower over and further hand-held shower attachment, pedestal wash hand basin, ladder style towel rail/radiator, ceramic wall tiling and extractor fan.

To the rear of the property is a low maintenance enclosed garden with a combination of gravelled and paved seating areas with fenced boundaries and bamboo screen. The garden backs onto greenspace to the rear and offers a good degree of privacy. Allocated off road parking space is located within the residence only car park. Please note there are also visitor spaces available.

Agents note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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

Property construction: Brick. **Parking:** Allocated & visitor spaces.

Electricity supply: Mains. **Water supply:** Mains.

Sewerage: Mains. **Heating:** Gas.

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

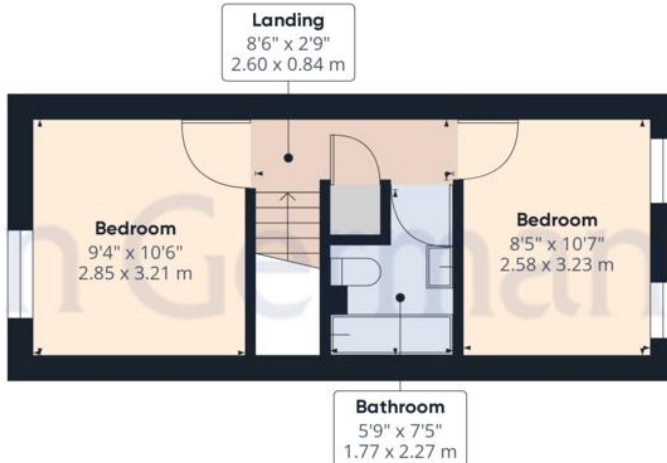
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/03042024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



Ground Floor



Floor 1

John German

Approximate total area¹⁾

537.82 ft²
49.96 m²

Reduced headroom

4.74 ft²
0.44 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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.

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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 Loughborough | Stafford | Uttoxeter

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