

Olive Street  
Derby, DE22 3RH



Charming home lovingly cared for by the current owners. Great layout with light and bright rooms. Located on a highly convenient side street off Uttoxeter New Road with great transport links and walking distance of the city centre.

£175,000

John German

This attractive double fronted terraced home is full of character and benefits from central heated and double glazed and briefly comprises a lovely living dining room plus a second double aspect sitting room, modern kitchen, ground floor bathroom and three first floor double bedrooms. To the rear is an enclosed garden and outhouse.

To describe the property in more detail starting at the front entrance door which opens into a spacious living dining room that overlooks the front elevation with a white washed brick fireplace at one end, stairs rising to the first floor with a very useful understairs cloaks cupboard and doors leading through into the sitting room and into the kitchen.

The sitting room has double aspect windows and a feature "Adam" style fireplace with an inset gas fire with marble back and hearth. Beneath this room lies a useful cellar.

The kitchen is fitted with a range of modern base and eye level units, roll edge worksurfaces, inset one and a quarter bowl stainless steel sink unit with mixer tap, tiled splashbacks, built-in oven with four ring electric hob and a stainless steel chimney extractor hood over, plumbing for a washing machine, window to the side and matching entrance door leading into the garden.

The ground floor bathroom is fitted with a full three piece suite comprising low flush WC, pedestal wash basin and a panelled bath with shower over and glass screen plus a built-in storage cupboard and a window to the side.

On the first floor stairs lead off to a split level landing with bedroom three located on the lower landing with a picture window overlooking the rear garden. Bedrooms one and two are located on the top landing both having windows overlooking the front, and the master bedroom has fitted wardrobes.

Also accessed off the landing is the loft that is boarded and has a light.

Outside the property is located on a cobbled side street with unrestricted off road parking in front. The fully enclosed rear garden is a bit of an oasis with flower beds and borders and paved pathways.

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

**Property construction:** Traditional

**Parking:** On road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:**

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

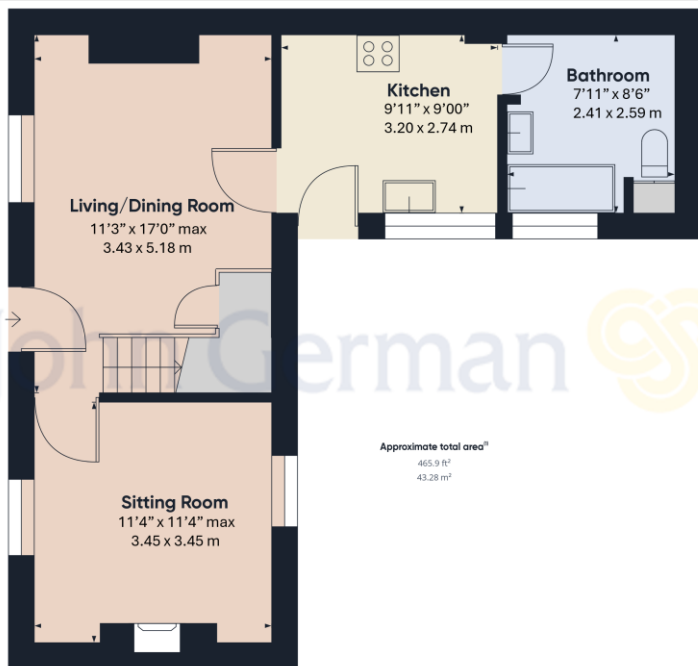
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

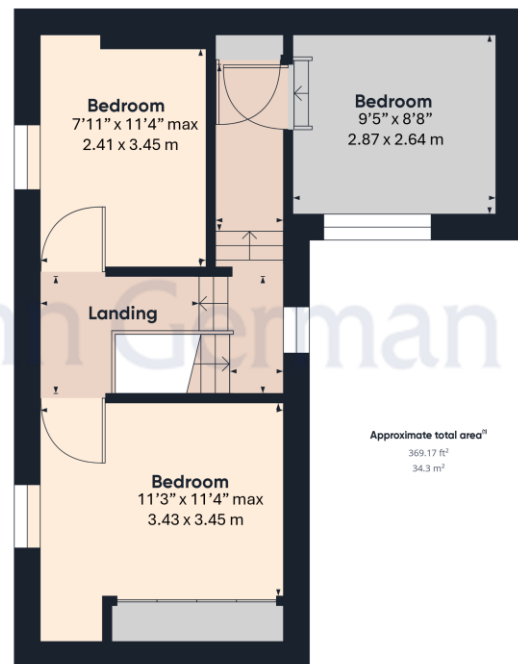
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/10062024

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Ground Floor



Floor 1

John German

(1) Excluding balconies and terraces

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

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