

Vicarage Road

Mickleover, Derby, DE3 0EE



Very deceptive property providing surprisingly spacious and beautifully maintained accommodation, perfect for first time buyers or young families with everything you could ask for and representing excellent value for money. Great location within walking distance of excellent local amenities.

£200,000



John German

This lovely property is located in a lovely quiet row set side onto Vicarage Road with views out onto Radfords Pleasance Recreation Ground. The property can be accessed from either the front of the property or to the rear of the property by car or on foot.

On entering the property from the front, the double glazed entrance door opens into the front lobby with laminate flooring, stairs rising to the first floor and a door leading into the lounge. The lounge is a nicely proportion living space with laminate flooring, a large front window and sleek modern fireplace with an electric fire.

The dining kitchen extends along the full width of the property with windows overlooking the rear garden and are fitted with an extensive range of base and eye level units with roll edge worksurfaces, inset sink unit, tiled splash backs, built-in oven and four ring gas hob with extractor hood over. Spaces are provided for a full range of appliances and there is a walk in pantry cupboard with extensive shelving. The dining area leads out onto the rear garden by way of a double glazed rear entrance door with a matching side panel.

On the first floor stairs lead to a central landing with access to roof space (having pull down loft ladder). There are two double bedrooms and a good sized single bedroom on this floor, served by a modern family bathroom fitted with a contemporary white three piece suite comprising low flush WC, pedestal wash hand basin and panelled bath with feature fixed head mains fed drench shower together with hand held shower attachment, glass shower screen, complimentary polished ceramic tiled walls, chrome heated towel rail, ceiling LED down lighters and a fitted mirrored vanity cupboard.

Outside - To the front is a fenced boundary with lawned fore garden having low maintenance shrubbed borders. To the rear is a private access road leading to an off road car parking space with an adjacent detached concrete sectional garage with power connected. A wooden access gate in turn leads to the rear garden, enclosed by close panel fencing, laid to a shaped lawn with low maintenance gravelled borders and pathway.

Situated on a popular road in Mickleover, this property is well-placed for easy access to a range of local amenities, such as local shops, public houses, restaurants, and schools, in addition to local public transport routes and major road networks such as the A38 and A50.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction:

Parking: Parking space & garage

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 B

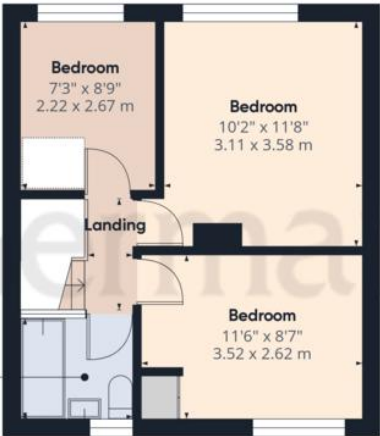
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.derby.gov.uk

Our Ref: JGA/03022025

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Ground Floor



Floor 1

John German

Approximate total area[®]
676.1 ft²
62.81 m²

Reduced headroom
2.7 ft²
0.25 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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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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