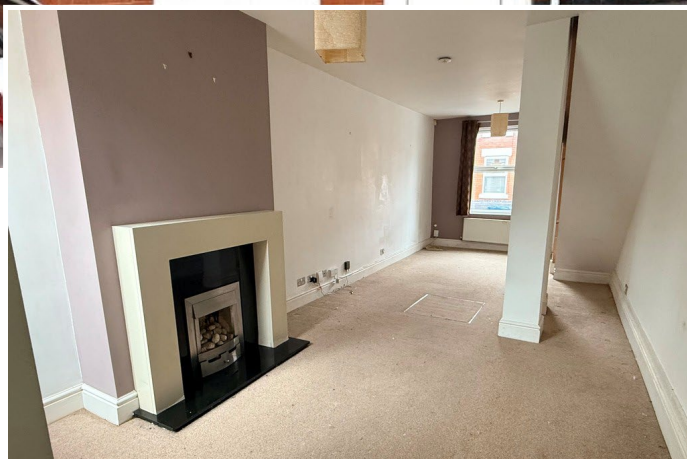


Olive Street

Derby, DE22 3RH



Two double bedroom traditional terraced enjoying a quiet yet convenient location within walking distance of Derby city centre. GFCH, uPVC double glazing, open plan living / dining room, fitted kitchen with integrated appliances, ground floor family bathroom, low maintenance enclosed rear garden.

£130,000

John German

This great value terraced home features a large open plan living space at its centre with plenty of space for living and dining with an open staircase leading to the first floor landing. Windows overlook the front and rear elevations with a feature fireplace at one end creating a focal point.

The kitchen is fitted with a range of base and eye level units with roll edge worksurfaces, inset stainless steel one and a half bowl sink unit with mixer tap, integrated fridge and freezer, built-in oven, halogen hob and pull out extractor hood over, space for washing machine, window to the side.

There is a small lobby area with an entrance door which leads into the garden and an internal door which opens into the ground floor bathroom.

The bathroom is fitted with a three piece suite comprising low flush WC, vanity washbasin with storage beneath and panelled bath with shower attachment over and tiled splashbacks, tiled floor, window to the rear.

On the first floor are two double bedrooms the front bedroom has a fitted wardrobe and the rear bedroom has a fitted hanging rail with a curtain across.

Outside to the rear of the property is a fully enclosed rear garden which has been paved for easy maintenance with a raised planter to the rear.

The area has a great selection of local shops and schools and is located within a 20 minute walk of the city centre. A great bus service links the area to the university sites and to The Royal Derby Hospital.

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: Standard

Parking: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: TBC

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

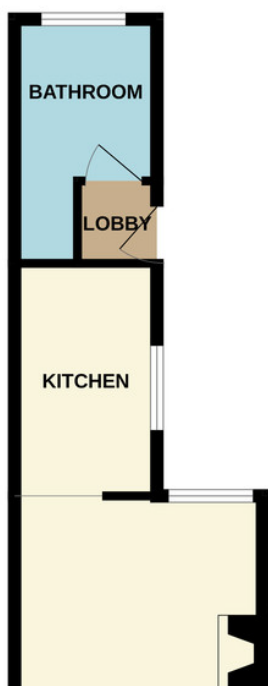
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA16022026

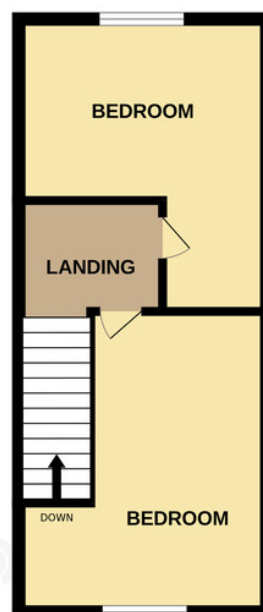
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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

GROUND FLOOR



1ST FLOOR



John German
Estate Agents & Chartered Surveyors





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

Agents' Notes

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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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