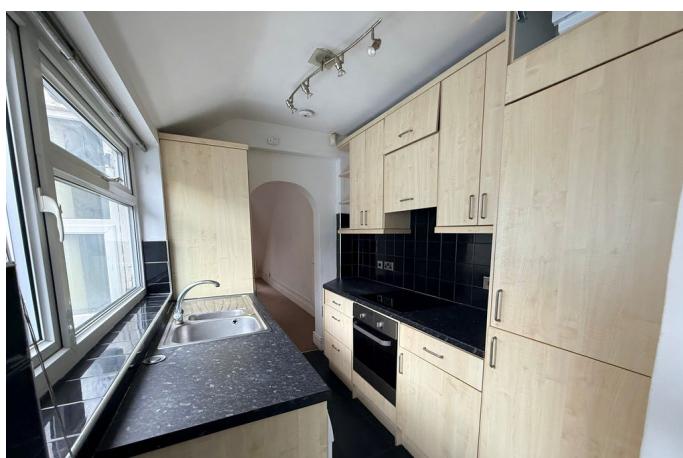


Two double bedroom traditional terraced enjoying a quiet yet convenient location within walking distance of Derby city centre. GFCH, uPVC double glazing, open plan living / dining room, fitted kitchen with integrated appliances, ground floor family bathroom, low maintenance enclosed rear garden.

£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

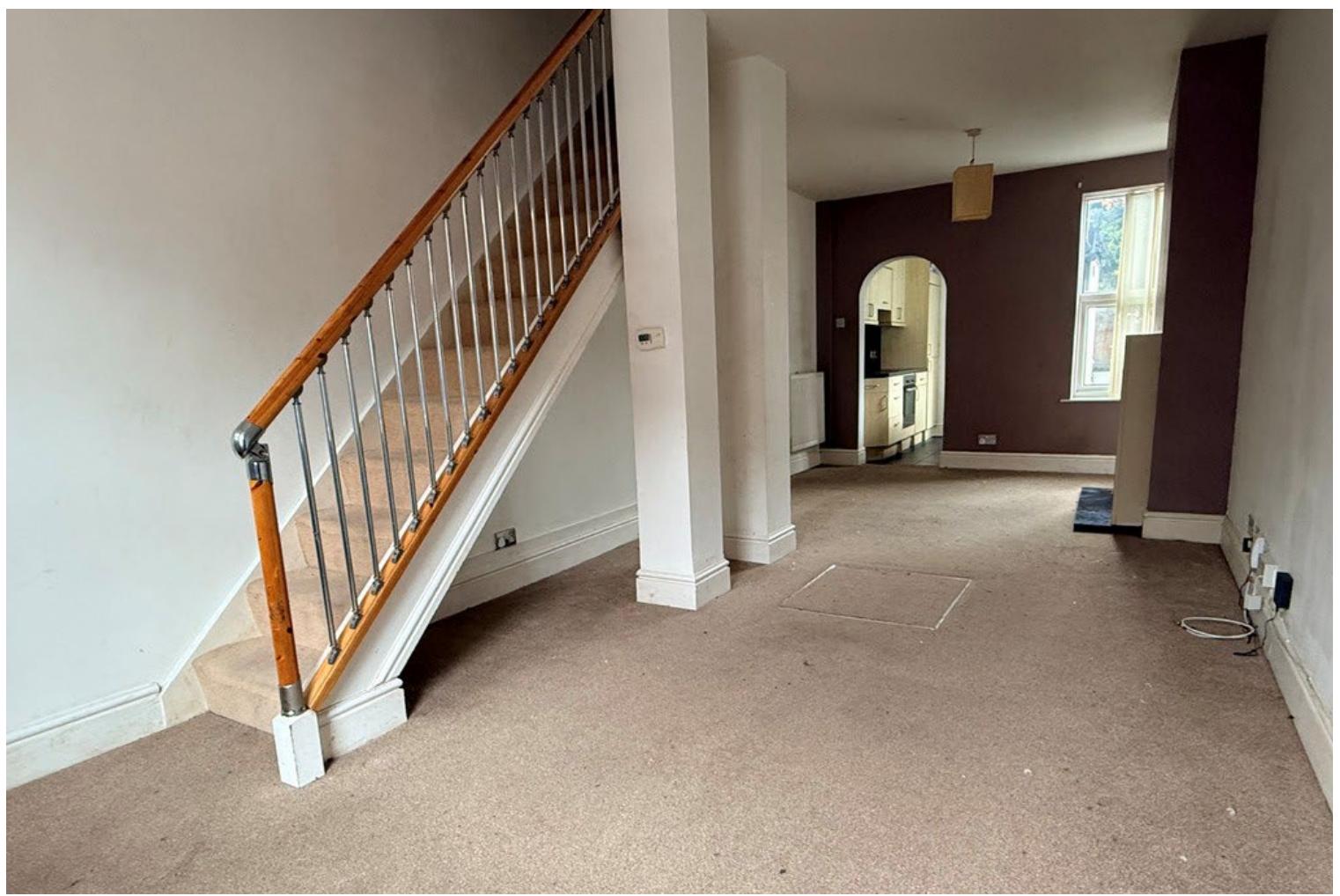
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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.

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







Agents' Notes

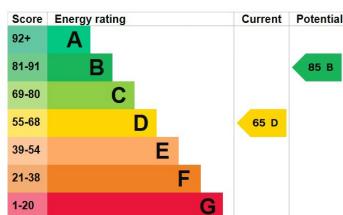
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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