

Wild Street

Derby, DE1 1GP



Traditional terrace property, conveniently situated within walking distance of Derby city centre, perfect for first time buyers or investors with gas central heating and UPVC double glazing, open plan living dining room, fitted kitchen, 2 double bedrooms, family bathroom and manageable rear garden.

£130,000

John German 

Entrance to the property is via uPVC double glazed entrance door which open into a spacious open plan living dining room with two central heating radiators, uPVC double glazed windows to both front and rear elevations. Stairway leading to the first floor. Doorway leads to the kitchen with granite floor tiling, a range of fitted base, wall and drawer units, matching cupboard fronts, roll edge granite effect laminated preparation surfaces, stainless steel sink unit and draining board, ceramic wall tiling, wall mounted gas combination boiler and uPVC double glazed window to the rear. Opaque uPVC double glazed and panelled door provides access to the rear garden.

On the first floor doors lead off the landing to two double bedrooms both with central heating and uPVC double glazed windows overlooking the front and rear elevations respectively and bedroom two also features fitted wardrobes.

The bathroom is located off bedroom one and is fitted with a full suite comprising, low flush WC, panelled bath, pedestal wash hand basin, electric shower fitted over the bath, central heating radiator and opaque double glazed window to the rear.

Outside to the rear of the property, is a manageable lawned garden with a useful brick built outside store.

Location - The property is located a short walk away from the city centre offering easy access to a full range of amenities including comprehensive shopping facilities along the Corn Market and noted Derbion shopping centre with its major retail outlets and state of the art cinema.

For those who appreciate charming period architecture, Sadler Gate and Iron Gate are both well worth a visit, boasting a selection of up-market clothing outlets together with a selection of cafés bars and public houses. Friar Gate is the place to be for those who enjoy relaxing and indulging in stylish restaurants and bars.

There is easy access to Derby Railway station, The Royal Derby Hospital and Markeaton Park. There are excellent transport links nearby with Derby's inner ring road providing access to the A52 and A38 which in turn link to the M1 and main motorway network. The major trunk roads provide easy access to Nottingham, Stoke On Trent, Burton On Trent and East Midlands International Airport.

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: Traditional

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

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

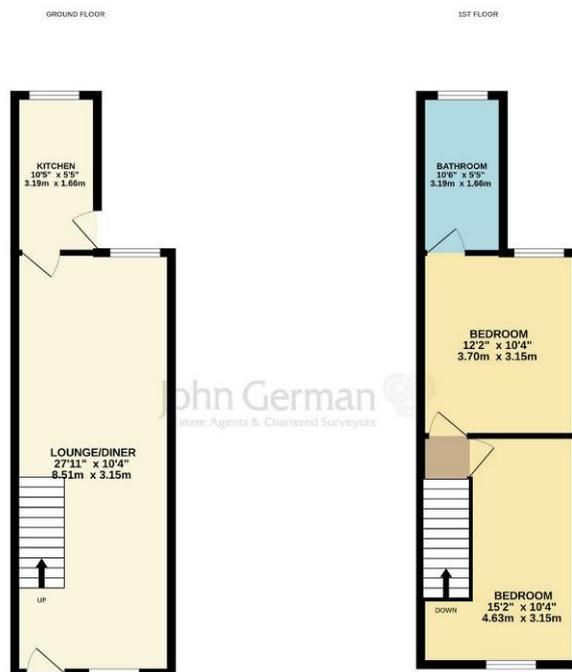
Local Authority/Tax Band: Derby City Council / Tax Band A

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

Our Ref: JGA/25022026

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.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, windows, rooms and any other items are approximate and the responsibility to take for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, fixtures and appliances shown here are not bound to be present and are subject to their availability or otherwise, call for them. Made with Metaplan 10/2025

Agents' Notes

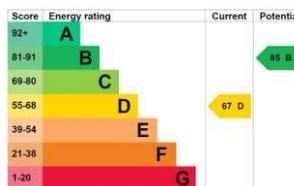
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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