

Maine Drive

Chaddesden, Derby, DE21 6JY

John 
German



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£170,000

A well-proportioned three-bedroom mid terraced property with gas central heating and uPVC double-glazing. Well laid out accommodation with a comfortable lounge and breakfast kitchen, three bedrooms and family bathroom with a separate WC. Private lawned rear garden.

Having a pleasant outlook over Chaddesden Park to the front and situated in a convenient position within a popular residential location which is in walking distance to a range of schools for all ages and local amenities. Easy access to Derby city centre, with a regular bus service to and from the city with the A52 being close by providing fast access to Nottingham, other regional centres and the motorway network.

A storm porch to the front of the house provides shelter to the front entrance door which opens into an entrance lobby with stairs leading to the first floor.

The lounge overlooks the front garden and park and leads onto a full width breakfast kitchen fitted with a range of base and wall units, roll edge worktop, stainless steel sink unit, built-in oven and gas hob, dining space, useful pantry and double glazed window and door to the rear. Useful under stairs storage.

The master bedroom and bedroom three both have a pleasant outlook to the front whilst bedroom two overlooks the rear garden with built in storage.

The bathroom is fitted with a bath and pedestal wash hand basin. Separate low flush WC.

Outside the property is set well back from the road behind a low maintenance front garden with well kept boundary hedging whilst the lawned rear garden is not overlooked at all from the rear and has a brick built garden store.

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: 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

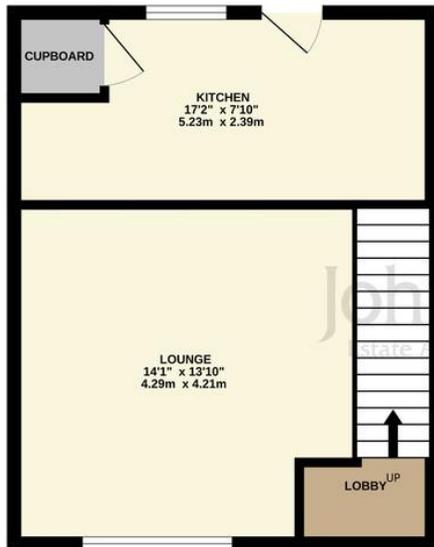
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/19032026

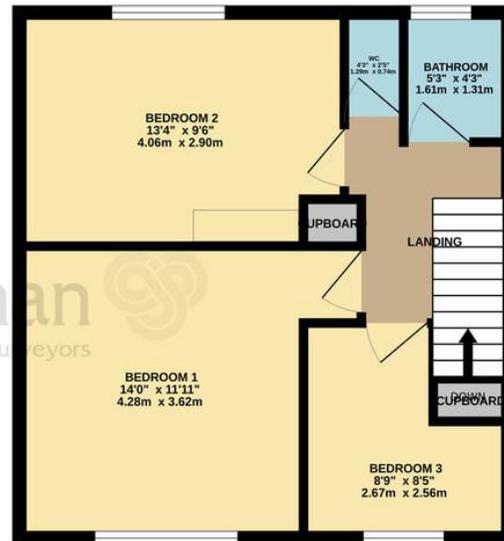




GROUND FLOOR



1ST FLOOR



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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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Burton upon Trent | Derby | East Leake | Lichfield
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