



19 Duesbury Court, Mickleover, Derby, Derbyshire, DE3 0UP

£189,950

NO UPWARD CHAIN. IMMEDIATE POSSESSION. Scoffield Stone are delighted to offer 'For Sale' this impressive Grade II listed Mews home situated at this much favoured and sought after residential address within the renowned John Port Academy catchment area. A full internal inspection is essential to appreciate the wealth of quality and character appointments on offer to include; entrance hallway, guest cloakroom/wc, fitted kitchen, large sitting room with vaulted ceiling. To the first floor are two sizeable bedrooms with fitted wardrobes, shower room en suite and family bathroom. Outside are immaculate manicured communal gardens, personal garage and allocated parking. The property benefits from gas central heating and Upvc double glazing throughout and is offered with no upward chain and immediate vacant possession.



Mickleover: 01332 511000

Hilton: 01283 777100

www.scoffieldstone.co.uk

19 Duesbury Court, Mickleover, Derby, Derbyshire, DE3 0UP

Entrance Hallway



Having Regency style double glazed entrance door, decorative coving to ceiling, wood effect laminate flooring, radiator, under stairs storage cupboard and turned spindle balustrade stair case to first floor.

Guest Cloakroom/ WC



Having contemporary two piece suite comprising: low flush wc, pedestal wash hand basin with hot and cold taps, complementary ceramic tile splash backs, wood effect laminate flooring and radiator.

Fitted Kitchen

10'5" x 6'9" (3.2 x 2.06)



Having a range of beech effect shaker style wall and base units with display shelving, laminated stone effect rolled edge working surfaces, inset composite sink top with side drainer, vegetable preparation bowl, hot and cold mixer tap, built in extractor hood, inset stainless steel four burner gas hob, inset stainless steel Zanussi double oven, complementary ceramic tile splash backs, integral dishwasher, space and plumbing for automatic washing machine, integral fridge freezer, decorative coving to ceiling, wood effect laminate flooring, radiator and Upvc double glazed window to front aspect.

Sitting Room

13'4" x 11'5" (4.07 x 3.5)



Having wood effect laminated flooring, feature high vaulted ceilings, two wall light points, TV point, radiator and Upvc double glazed window to rear aspect.

First Floor Landing

Being neutrally decorated with feature high ceilings.

19 Duesbury Court, Mickleover, Derby, Derbyshire, DE3 0UP

Bedroom One

13'4" max x 11'8" (4.07 max x 3.56)



Having a range of fitted wardrobes providing ample hanging rail and shelving space, feature high ceilings with picture rail, radiator and Upvc double glazed window to rear aspect.

Bedroom Two

7'2" max x 13'4" max (2.2 max x 4.07 max)



Having fitted double wardrobes providing ample hanging rail and shelving space, feature high ceiling with picture rail, radiator and two Upvc double glazed windows to front aspect.

Shower Room En Suite



Having contemporary three piece suite comprising; low flush wc, pedestal wash hand basin with hot and cold taps, single shower tray with glass folding shower screen, mains fed stainless steel shower, complementary ceramic tile splash backs and radiator.

Family Bathroom



Having contemporary three piece suite comprising; low flush wc, pedestal wash hand basin with hot and cold taps, panel bath with hot and cold mixer tap and shower attachment, complementary ceramic tile splash backs, wood effect laminate flooring, radiator, shaver socket with wall mounted mirror and glass shelf and chrome effect towel rail.

19 Duesbury Court, Mickleover, Derby, Derbyshire, DE3 0UP

Outside



Communal manicured gardens to both the front and rear of the property with garage situated close by with allocated parking area.

Please Note

This property is leasehold.

The seller has informed Ourhouse that the property has 86 years remaining on the lease.

The seller has informed Ourhouse that the Ground Rent is £50.00 per annum.

The seller has informed Ourhouse that the service charge is approx £750 per annum.

This information is provided for reference only and any intending purchasers should seek the advice of their conveyancer to confirm their accuracy.

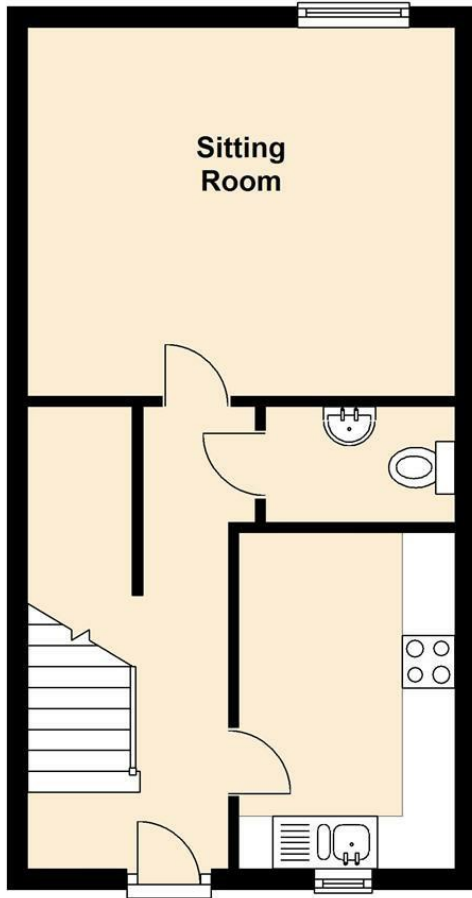
Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

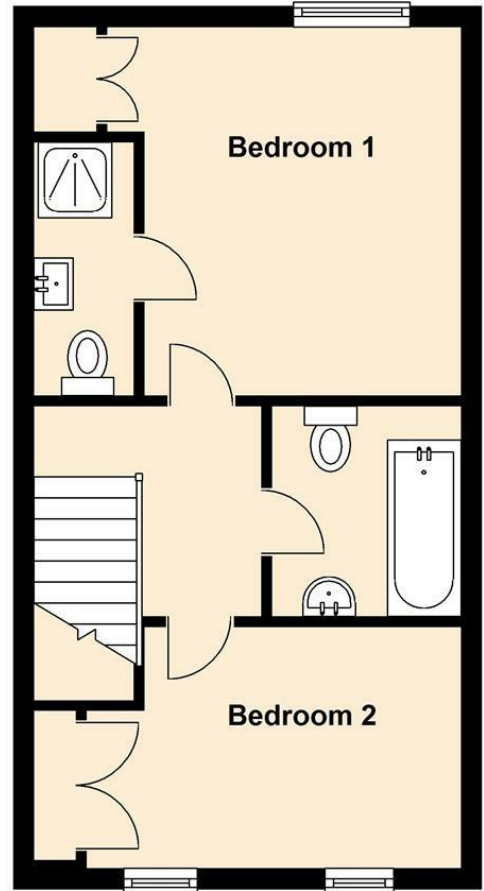


Mickleover: 01332 511000
Hilton: 01283 777100
www.scofieldstone.co.uk

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		61	70
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		55	65
		EU Directive 2002/91/EC	



Mickleover Office

11 The Square,
Mickleover,
Derby DE3 0DD

Reg. Office address as above

Hilton Office

Unit 6, Neighbourhood Centre
Witham Close,
Hilton, Derby DE65 5JR

t: Mickleover Office 01332 511000

t: Hilton Office 01283 777100

e: info@scofieldstone.co.uk

w: www.scofieldstone.co.uk

Co Reg No. 8975758 VAT No. GB186513980