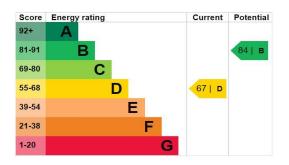
# Hannells A Moving Experience





### Viewings Strictly By Appointment Only

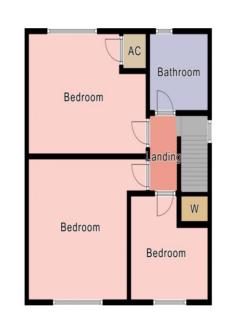
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# View This Property!

EN LUI LUI LUI

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for

you.

W: hannells.co.uk E: mickleover@hannells.co.uk T: 01332 540522

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.



## 91 Vicarage Road, Mickleover, DE3 0ED | £190,000 (Freehold)

Offered to the market with no upward chain, this three bedroom end terrace property sits on a deceptively spacious plot, just away from the main road. With pedestrian access to the front and vehicles access to the parking at the rear, the property benefits from a recently fitted kitchen and bathroom, recently fitted fire door and lounge window, redecorated throughout and sits a short distance from local amenities within Mickleover.

- Modernised End Terrace Home
- Ideal For investors & First Time Buyers •
- Offered With No Chain •
- Lounge & Separate Fitted Kitchen/Diner

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 - The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

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### **Full Description**

In brief the property comprises; Entrance hallway with newly fitted front door, spacious lounge, open plan recently fitted kitchen/diner with a range of fitted units, French doors to the rear and a lean to uPVC double glazing porch area leading into the rear garden. Found to the first floor are two double bedrooms, third single bedroom and a recently fitted bathroom with direct feed shower over the bath.

The front of the property features a fence lawn area with paved pathway leading to the front and to the side leading to the rear garden. Here can be found a generous garden area, mostly laid to lawn with a paved pathway, fence boundaries and gated access to the rear to the parking area.

Vicarage Road is ideal for access into the centre of Mickleover and to neighboring road links including the A38 and A50. Internal viewings are recommended and an early appointment is recommended to avoid disappointment.

#### **Measurements & Details**

Entrance Hallway: 4' 4" x 4' 3" (1.32m x 1.29m) Max Lounge: 11' 11" x 14' 6" (3.63m x 4.42m) Max Kitchen/Diner: 8' 6" x 17' 10" (2.59m x 5.43m) Max Lean To Porch: 10' 11" x 4' 10" (3.32m x 1.47m) Max First Floor Landing: 5' 7" x 5' 10" (1.70m x 1.78m) Max Bedroom One: 11' 10" x 11' 7" (3.60m x 3.53m) Max Bedroom Two: 8' 6" x 11' 5" (2.59m x 3.48m) Max Bedroom Three: 8' 11" x 7' 5" (2.72m x 2.26m) Max Bathroom: 5' 6" x 5' 9" (1.68m x 1.75m) Max