

Fletcher & Company

84 College Green Walk, Mickleover, Derby, DE3 9DW

Offers Around £245,000

Freehold



- Double Glazed & Gas Central Heated
- Entrance Hall & Fitted Guest Cloakroom
- L-Shaped Lounge/Dining Room
- Fitted Kitchen
- Two Bedrooms & Bathroom to First Floor
- Master Suite to Second Floor with Bedroom , Dressing Room & En-Suite Shower Room
- Enclosed Rear Garden, Driveway & Garage
- Convenient for Amenities & Royal Derby Hospital





Summary

This is a three storey, three bedroom, mid-townhouse occupying a pleasant location opposite an open green area on this popular estate.

A well-positioned, three bedroom, townhouse occupying a pleasant location with pleasant view over neighbouring open green. The property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, L-shaped lounge/dining room and fitted kitchen. The first floor accommodation leads to two bedrooms and a bathroom. The second floor comprises master bedroom with dressing room and en-suite shower room. To the rear of the property there is an enclosed lawn garden and beyond this is a driveway and single garage.

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The Location

The property's location gives easy access to an excellent range of amenities in Mickleover and Royal Derby hospital. There is also a regular bus service into Derby City centre along Uttoxeter Road and easy access to A38 and A50.

Accommodation

Ground Floor

Entrance Hall

16'6" x 5'2" (5.03 x 1.60)

An entrance door provides access to hall with central heating radiator, understairs cupboard and staircase to first floor.

Fitted Guest Cloakroom

5'6" x 2'9" (1.68 x 0.84)

Comprising low flush WC, pedestal wash handbasin, central heating radiator and double glazed window to front.

L-Shaped Lounge/Dining Room

Featuring a central heating radiator and double glazed window with matching French doors to garden.



Kitchen

10'11" x 7'7" (3.35 x 2.32)

Featuring granite effect worktop with tiled surround, inset stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with built-in oven beneath, appliance spaces suitable for fridge freezer, washing machine and slimline dishwasher, central heating radiator and double glazed window to front.



First Floor Landing

15'7" x 6'0" (4.77 x 1.83)

Having a central heating radiator, airing cupboard and double glazed window to front.

Bedroom Two

11'5" x 7'11" (3.50 x 2.42)

With a central heating radiator and double glazed window to front overlooking green area.



Bedroom Three

11'5" x 7'8" (3.50 x 2.36)

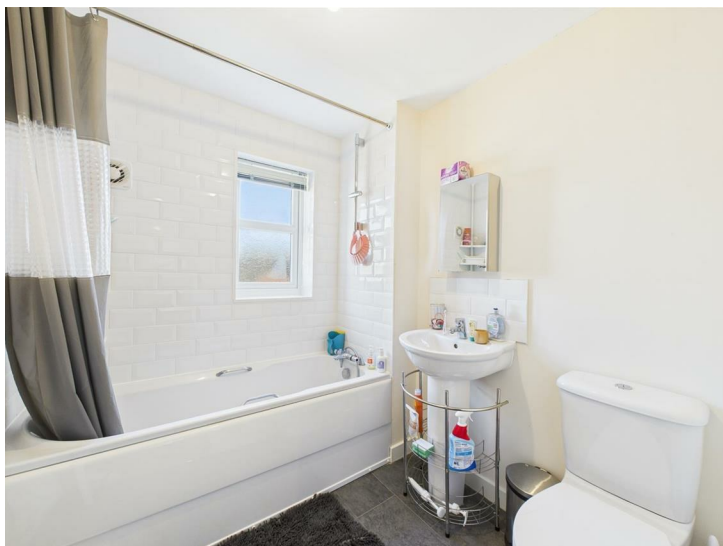
Having a central heating radiator and double glazed window to rear.



Bathroom

7'1" x 6'3" (2.18 x 1.91)

Appointed with a white suite with low flush WC, pedestal wash handbasin with shower attachment, central heating radiator and double glazed window to rear.



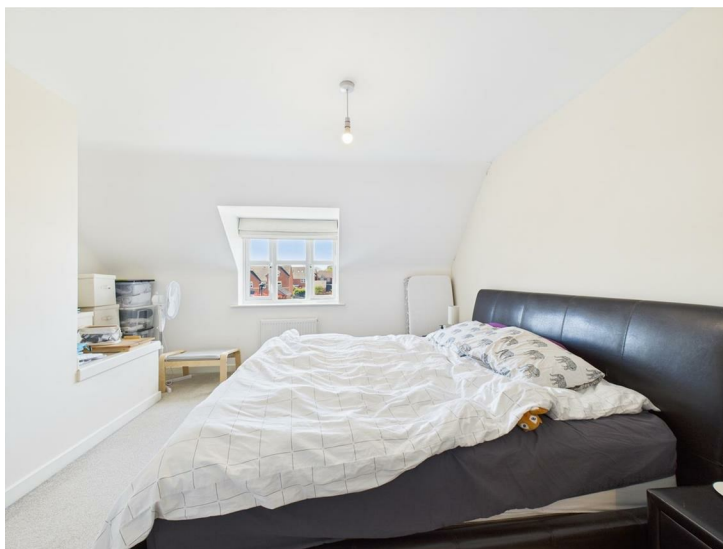
Second Floor Landing

A small landing with door to master bedroom.

Master Bedroom

14'4" x 13'8" (4.37 x 4.19)

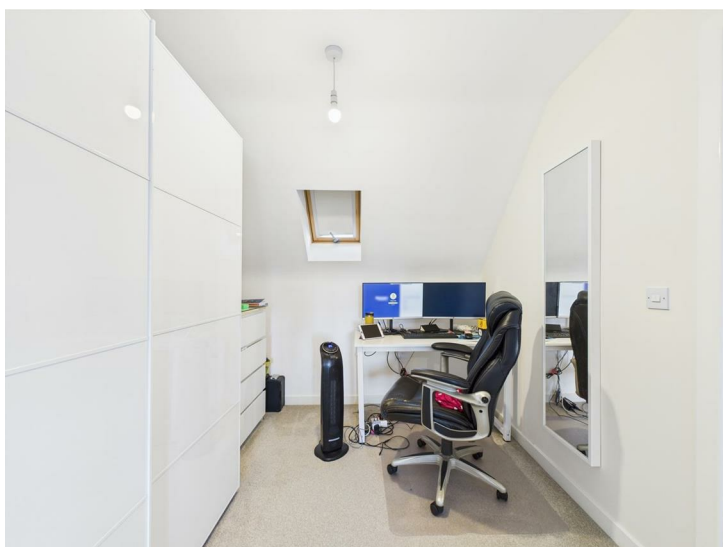
Having a central heating radiator, double glazed window to front and door to dressing room.



Dressing Room

9'0" x 8'2" (2.76 x 2.50)

With central heating radiator and double glazed Velux window to rear.



En-Suite Shower Room

9'1" x 5'8" (2.77 x 1.75)

Appointed with a low flush WC, pedestal wash handbasin, shower cubicle, central heating radiator, shaver point and double glazed Velux window to rear.

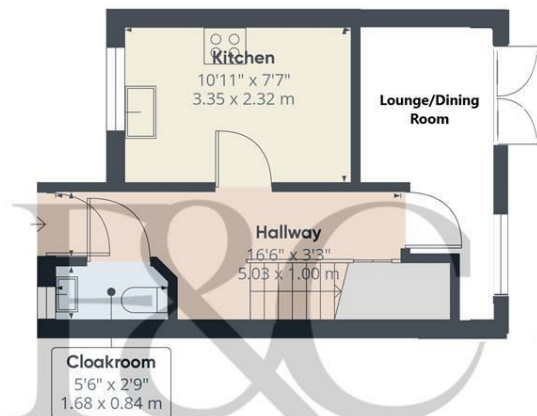


Outside

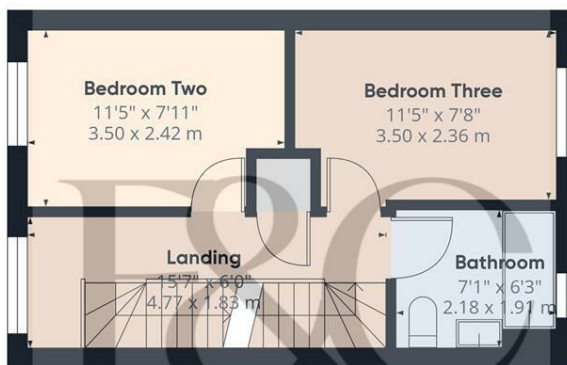
To the front of the property is a low maintenance fore-garden with wrought iron railings overlooking a very pleasant, open green space with children's play area. To the rear of the property is an enclosed lawn garden with patio area and rear gate to the driveway and garage (immediately behind the fence).



Council Tax Band C



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

758.22 ft²
70.44 m²

Reduced headroom

15.25 ft²
1.42 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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84 College Green Walk
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Council Tax Band: C
Tenure: Freehold

