

Fletcher & Company

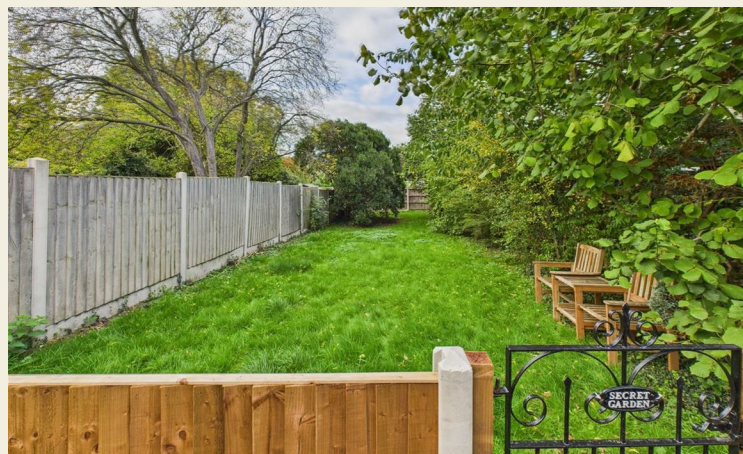
147 Vicarage Road, Mickleover, Derby, DE3 0EE

£220,000

Freehold



- Superbly Located Mid-Townhouse
- Driveway & Garage to Rear
- Enclosed Rear Garden
- Gravelled Fore-Garden plus Additional Lawn Section
- Entrance Hall & Lounge
- Breakfast Kitchen
- Three First Floor Bedrooms & Shower Room
- Viewing Recommended
- Popular Village Location
- Close to Excellent Amenities





Summary

This is a well-positioned, three bedroom, mid-townhouse in the popular suburb of Mickleover, tucked away off Vicarage Road in a very peaceful location.

The property benefits from an additional parcel of land beyond the gravelled fore-garden. To the rear of the property is an enclosed rear garden with access to the driveway and garage.

The property comprises entrance hall, good sized lounge and breakfast kitchen. The first floor landing leads to three bedrooms and a shower room.

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The Location

Mickleover is a sought after location with a busy centre offering a large supermarket, a selection of shops, restaurants, gym, pub, petrol station as well as a regular bus service along Uttoxeter Road into Derby City centre. There is schooling available at all levels. The property is also in close proximity to the A38 and A52.

Accommodation

Ground Floor

Entrance Hall

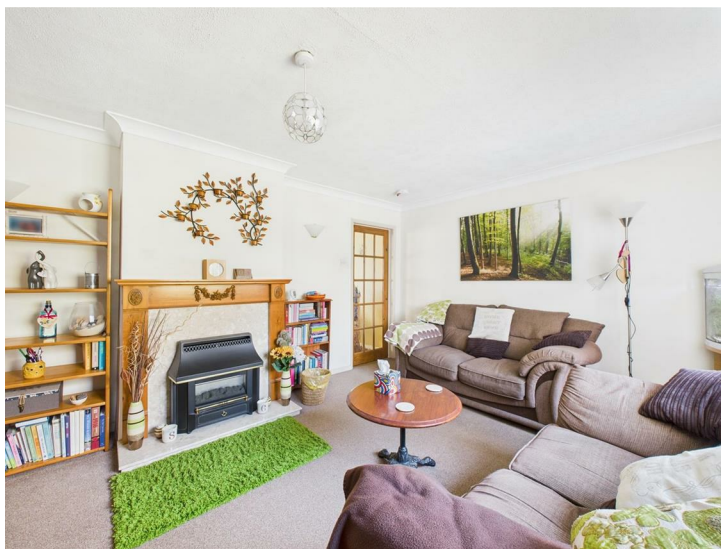
5'5" x 4'4" (1.66 x 1.33)

A UPVC entrance door provides access to hallway with central heating radiator and staircase to first floor.

Lounge

14'6" x 11'10" (4.44 x 3.61)

Having a feature fireplace with decorative surround, hearth and interior with living flame gas fire, central heating radiator, multi-pane doors to hallway and kitchen, decorative coving and double glazed window to front offering view over fore-garden and additional parcel of land.



Breakfast Kitchen

14'7" x 8'4" (4.45 x 2.56)

Comprising roll edge granite effect worktops, tiled surrounds, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, wine storage, appliance space suitable for fridge, freezer, cooker and washing machine, useful pantry, double glazed window to rear and double glazed patio doors to garden.



Rear Porch

4'5" x 2'9" (1.35 x 0.86)

With door to garden.

First Floor Landing

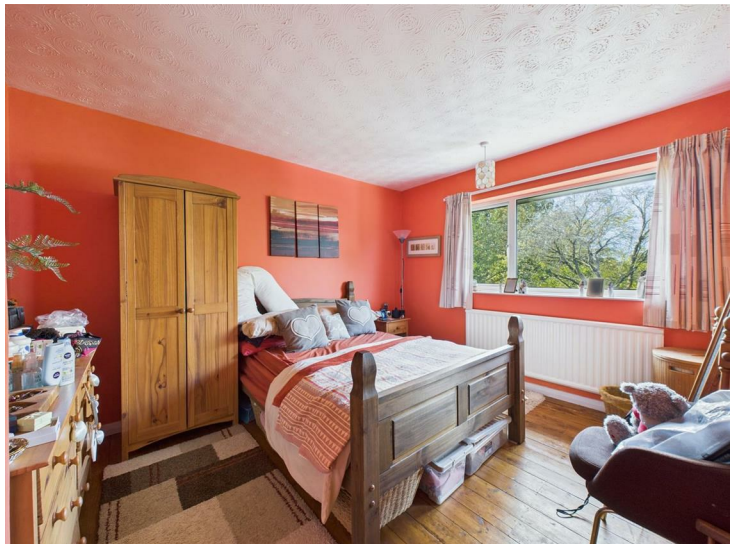
5'8" x 2'11" (1.75 x 0.89)

With balustrade.

Bedroom One

11'11" x 10'3" (3.64 x 3.13)

Having a central heating radiator and double glazed window to front with pleasant outlook.



Bedroom Two

11'8" x 8'6" (3.57 x 2.60)

With central heating radiator, storage cupboard and double glazed window to rear.



Bedroom Three

8'11" x 7'4" (2.72 x 2.25)

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

Shower Room

5'11" x 5'4" (1.81 x 1.65)

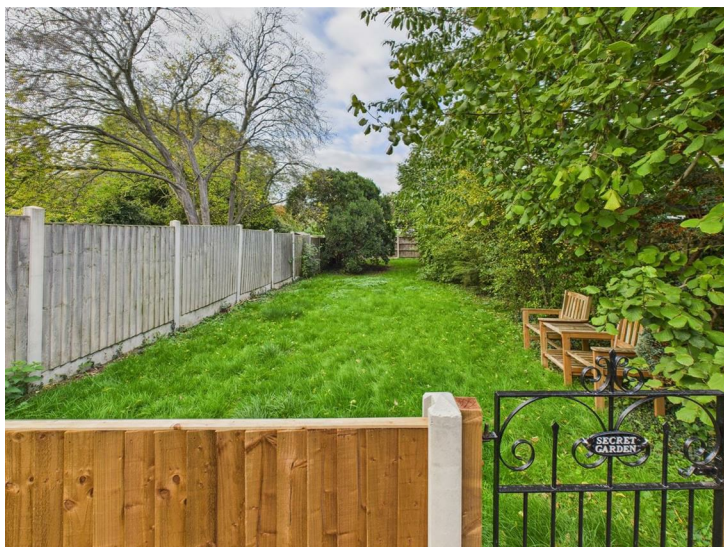
Appointed with a suite comprising low flush WC, pedestal wash handbasin, shower cubicle, chrome towel radiator and double glazed window to rear.



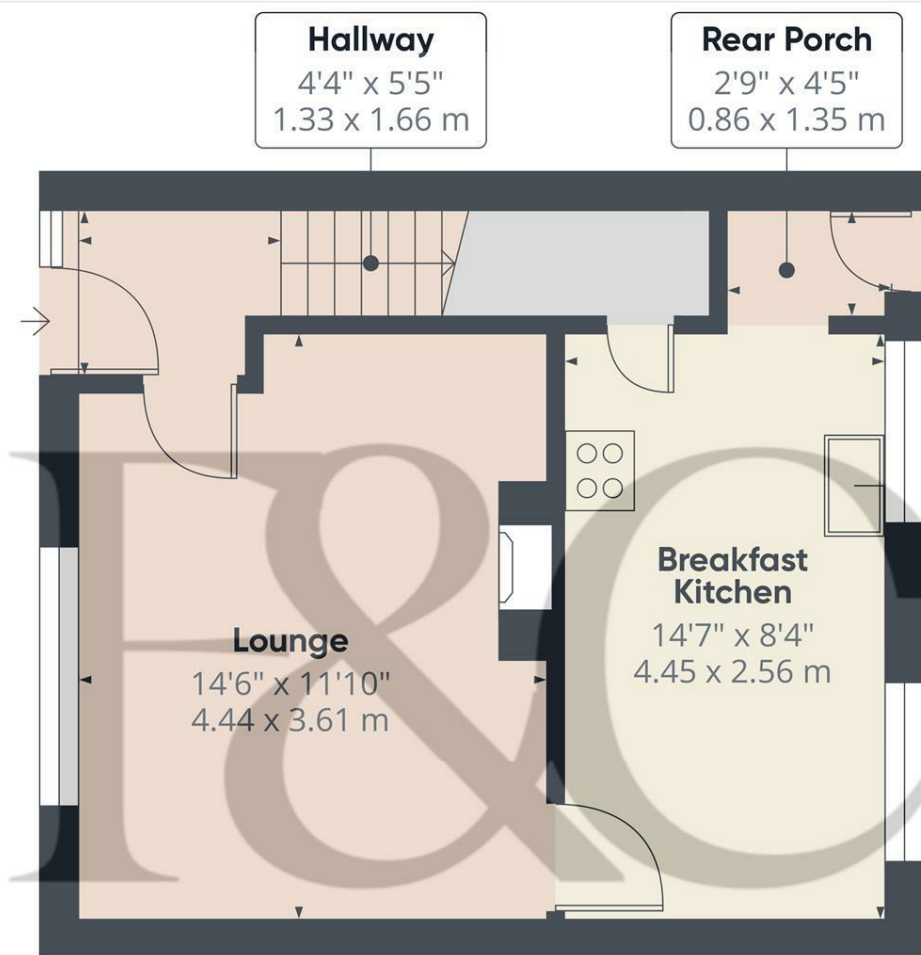
Outside

The property is tucked away off Vicarage Road, set back behind a gravelled fore-garden with intersecting pathway and wrought iron gate leading to a further good sized parcel of lawned garden with mature trees and timber fencing.

To the rear of the property is a good sized patio, pathway, lawn and rear pedestrian gate leading to the driveway and garage.



Council Tax Band A



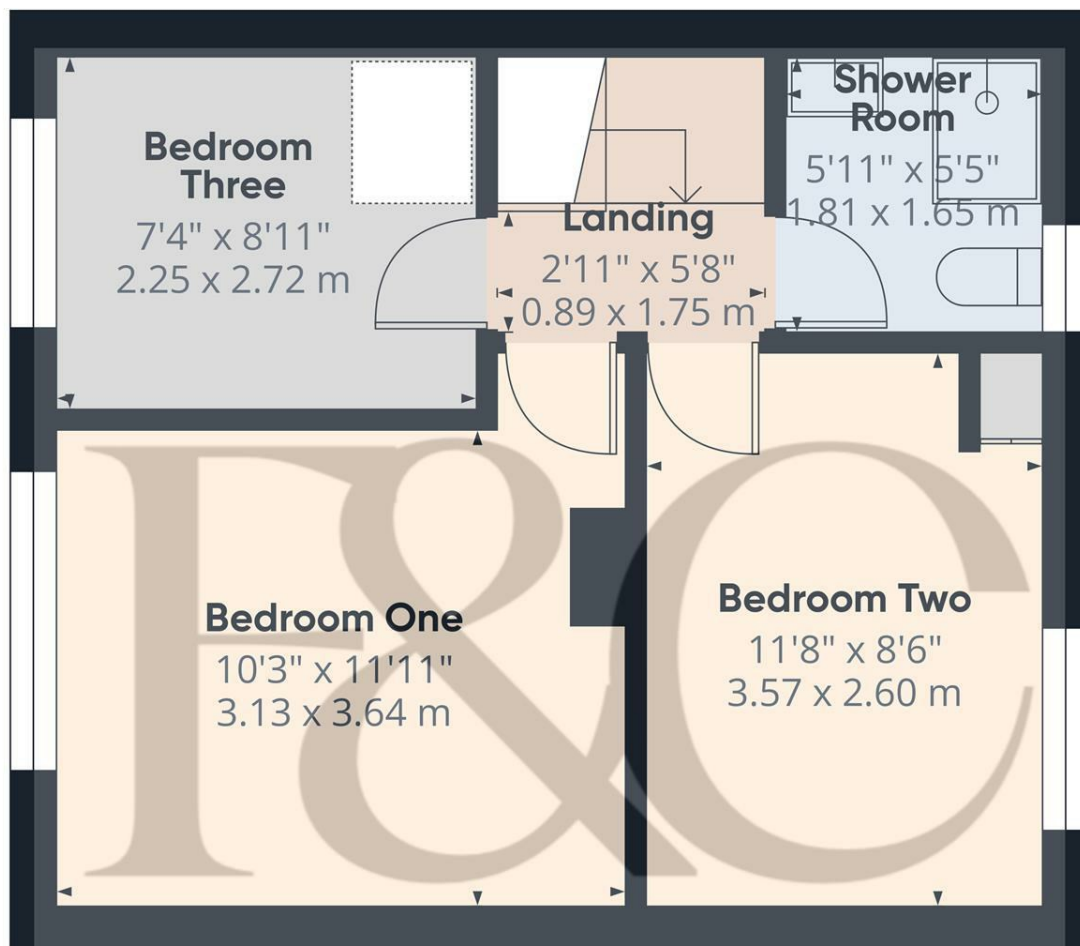
Floor 0

Approximate total area[®]
357 ft²
33.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area[®]
330 ft²
30.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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147 Vicarage Road
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Council Tax Band: A
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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	