

Wilson Close

Mickleover, Derby, DE3 0DT

John 
German



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£200,000

Great potential for investors or private buyers looking for a project.

These very generous family homes rarely make it to the market.

Set in a quiet cul-de-sac location overlooking an attractive green.

Ripe for extension, many have had loft conversions to create a fourth bedroom.

The property is in need of refurbishment with gas central heating throughout.

Entrance to the property is via the side entrance door that opens into a spacious entrance hall with stairs rising to the first floor, two useful storage cupboards and doors leading off to the ground floor living accommodation. Located off the entrance hall is the ground floor WC.

To the front of the property is a bay fronted sitting room with a tiled open fire as well as a large dining room, again with a tiled open fire and a serving hatch through to the kitchen.

On the first floor are lovely three double bedrooms, a separate WC and a bathroom with a panelled bath and a pedestal washbasin.

Outside the property is set on a large corner plot measuring in the region of 0.15 of an acre with a tree lined boundary, tarmaced driveway and a detached single garage.

About the area

Mickleover is a thriving superb of Derby, particularly popular with families with a wide range of excellent local amenities including schools, shops, leisure and healthcare facilities as well as a good selection of local pubs and eateries. There is easy access to great transport links including local transport and major road networks including the A38/A50 and M1.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

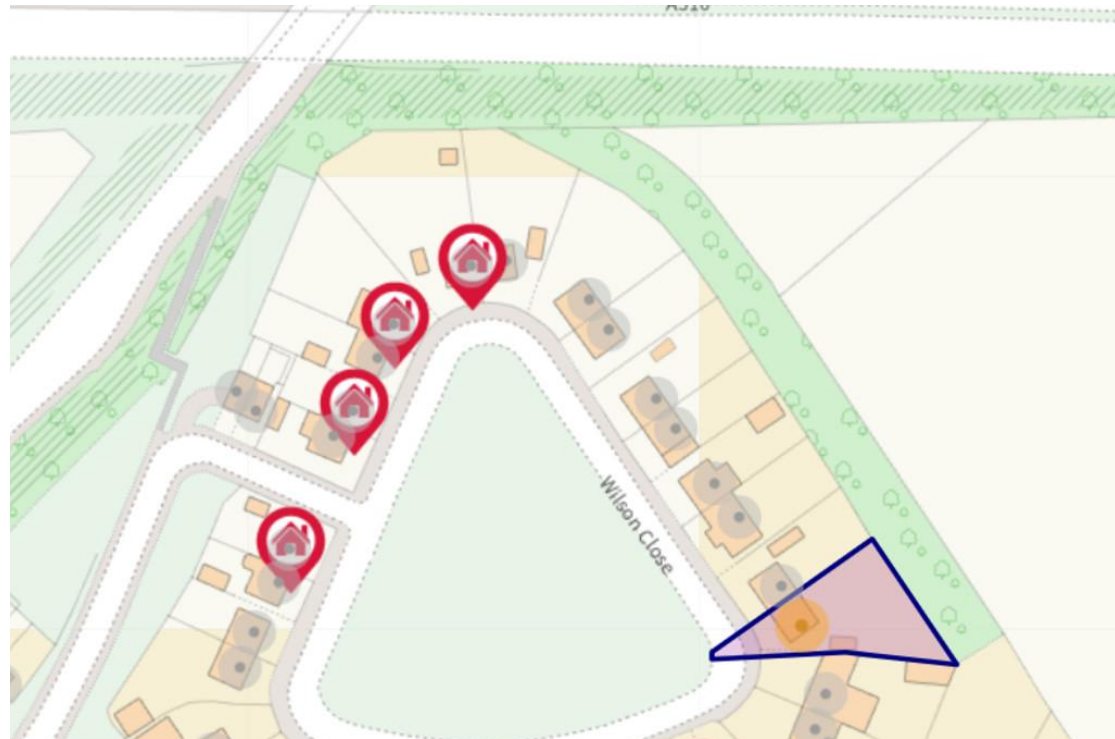
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band B

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

Our Ref: JGA16072024

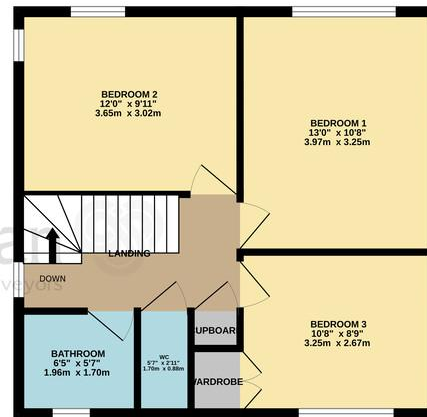




GROUND FLOOR
500 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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John German

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

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