

Derventio Close

Derby, DE1 3TD

John German



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£165,000

Located in a quiet cul-de-sac location Close to Darley Park with easy access to major transport links, the city centre and local employment. This modern two bed roomed semi offers scope to personalise and improve and is offered for sale with no upward chain.

Gas safe certificate valid until and electrical safety check valid until 08/05/2026. Electrical safety certificate valid until 09/04/2026.

Entrance to the property is via a spacious hall with stairs rising to the first floor having storage space beneath, central heating radiator and doors lead off to the ground floor accommodation. The kitchen is fitted with a range of base and eye level units, roll edge worksurfaces with an inset stainless steel sink unit and tiled splashbacks, leaving space for appliances, uPVC double glazed window to the front and a central heating radiator. The lounge overlooks the rear garden with patio doors, a feature fireplace and a central heating radiator.

On the first floor there are two bedrooms, one double overlooking the rear garden with a uPVC double glazed window and central heating radiator, and a really good sized single with a uPVC double glazed window and central heating radiator. The bathroom is fitted with a full three piece suite comprising low flush WC, pedestal wash basin and a panelled bath with shower over. UPVC double glazed window to the front, central heating radiator.

Outside the property is set on a corner plot with a small front garden and an enclosed garden that wraps around the side and rear of the house which faces south and provides an excellent degree of privacy.

Little Chester, also known as Chester Green after the area of open parkland at its centre, is a suburb of the city of Derby, on the east bank of the River Derwent. It forms part of the Darley Ward along with Darley Abbey and the West End. Little Chester is the oldest inhabited part of Derby, having been the location of a fortified Roman settlement called Derwentio. This lovely cosmopolitan setting is perfectly situated for access to the city centre as well as Derby mainline train station, with Darley Park, Parkers Piece recreation ground and Darley Fields providing a welcome change of pace.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Allocated

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: 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: Derby City Council / Tax Band B

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

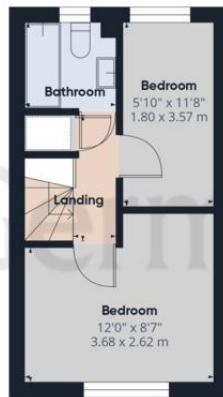
Our Ref: JGA/22052025







Ground Floor



Floor 1

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Approximate total area[®]
511 ft²
47.4 m²

(1) Excluding balconies and terraces

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.

GIRAFFE360

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	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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