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## 22 New Orchard Place, Off Station Road

Mickleover, Derby, DE3 9GY

**Price £225,000**



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## GENERAL INFORMATION

### THE PROPERTY

A very stylish contemporary three storey town house being offered for sale with tenant in situ, ideal for an investor.

The property enjoys a favoured cul-de-sac location with enviable facilities close by. The property itself benefits from gas central heating and double glazing and enjoys entrance hall, ground floor cloakroom, good sized utility room with appliances including washing machine and has direct access to the garden. To the first floor off a spacious landing access is gained to an L-shaped living room with direct access to the fitted kitchen with many appliances included and bedroom three/study. To the second floor there is a principal bedroom with fitted wardrobes and an en-suite shower room. A second bedroom having fitted wardrobes and a good sized family bathroom.

The property enjoys a favoured cul-de-sac location with enviable facilities close by. The property itself benefits from gas central heating and double glazing and enjoys entrance hall, ground floor cloakroom, good sized utility room with fitted appliances including integrated washer/dryer and has direct access to the garden. To the first floor off a spacious landing access is gained to an L-shaped living room with direct access to a fully integrated fitted kitchen with many appliances included and bedroom three/study. To the second floor there is a principal bedroom with fitted wardrobes and an en-suite shower room. A second bedroom having fitted wardrobes and a good sized family bathroom.

Outside, is an easy to manage pleasant lawned garden offering privacy and seclusion. The property benefits also from an integral garage and part carport/additional car standing.

The sale provides a good opportunity for an investor, within easy reach of the local amenities and therefore a viewing can be recommended.

### LOCATION

Mickleover is an extremely popular residential suburb of Derby approximately four miles from the Derby City centre providing a first class range of local amenities including supermarket and a general range of shops. There are excellent schools at primary and secondary levels and are easily accessible from the property.

## ACCOMMODATION

### ENTRANCE HALL

With stairs to the first floor off. Central heating radiator. Useful under stairs storage cupboard.

### CLOAKROOM

With low level w.c., wash hand basin. Tiled floor. Extractor fan.

### UTILITY ROOM

9'5" x 6'8" (2.86 x 2.03)

With inset sink unit and mixer taps over, base storage cupboard beneath and washing machine. Additional base storage cupboard, roll edged work surfaces over with upstand. Boiler providing the domestic hot water and servicing the central heating system. Tiled floor. Door to the rear off. Central heating radiator.

## ON THE FIRST FLOOR

## SECONDARY LANDING

With central heating radiator. Secondary staircase off.

### KITCHEN

8'2" x 8'8" (2.50 x 2.63)

With attractive beech units comprising inset sink unit with mixer taps over, base cupboard beneath, range of base and drawer units, work surfaces over with upstand. Complementary wall mounted cupboards. Tall fridge freezer being integrated in matching housing unit. Inset gas hob with extractor hood above. Built-in oven included. Decorative spot lighting. Tiled floor. Integrated dishwasher. Glass shelving.

### LOUNGE

19'8" x 15'4" (6.00 x 4.68)

Two central heating radiators. TV point.

### BEDROOM THREE / STUDY

12'8" x 6'10" (3.86 x 2.09)

Central heating radiator.

## ON THE SECOND FLOOR

### BATHROOM

With low level w.c., pedestal wash hand basin, panelled bath with shower mixer taps over and glazed side screen. Electric shaver point. Heated towel rail.

### BEDROOM TWO

11'3" x 8'3" (3.43 x 2.51)

Built-in wardrobes. Central heating radiator.

### BEDROOM ONE

11'9" x 10'3" (3.58 x 3.13)

Built-in wardrobes with hanging and shelving. Central heating radiator. Separate airing cupboard.

### ADJACENT EN-SUITE SHOWER ROOM

With low level w.c., pedestal wash hand basin, shower cubicle with shower over, tiled surround and glazed side screen. Electric shaver point. Central heating radiator.

## OUTSIDE & GARDENS

There is a manageable private lawned garden to the rear and to the front part carport and parking space.

### INTEGRAL GARAGE

8'4" x 8'2" (2.55 x 2.50)

With power and lighting, up and over door.

## AGENTS NOTES

If you have accessibility needs, please contact the office before viewing this property.

If a property is within a conservation area, please be aware that Conservation Areas are protected places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation area requires permission from the relevant authority, subject to certain exclusions.

Tel: 01283548194



## TENURE

**FREEHOLD** - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor. **PLEASE NOTE THIS PROPERTY WILL BE SOLD WITH A TENANT IN SITU** - The current tenant has a Tenancy for 12 months which ends on 22/05/2026, they currently pay £1150 per month and there are no further monthly fees to pay. **PLEASE NOTE THE TENANCY WILL CHANGE TO A PERIODIC AGREEMENT ON 1st May 2026**

## CONSTRUCTION

Standard Brick Construction

## MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

## COUNCIL TAX BAND

Derby City - Band D

## CURRENT UTILITY SUPPLIERS

Gas

Electric

Water - Mains

Sewage - Mains

Broadband supplier

## FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

## BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

<https://www.openreach.com/>

## SCHOOLS

<https://www.staffordshire.gov.uk/Education/>

[Schoolsandcolleges/Find-a-school.aspx](https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx)

<https://www.derbyshire.gov.uk/education>

[/schools/school-places/normal-area-school-search](https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search)

[/find-your-normal-area-school.aspx](https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx)

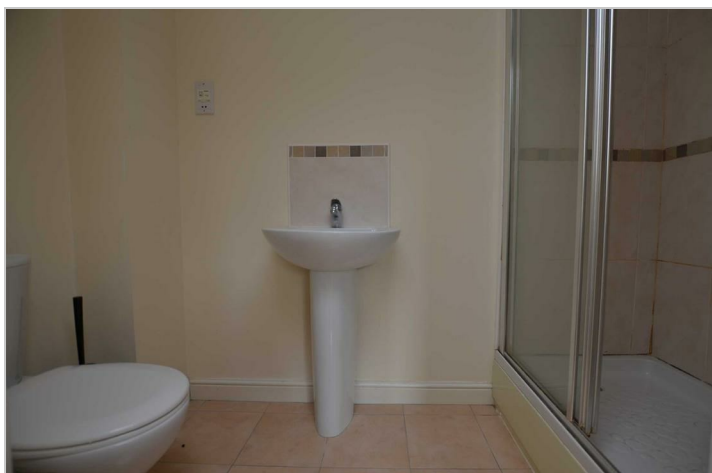
<http://www.derbyshire.gov.uk/>

## CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

## VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 12/2025) DRAFT



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor

First Floor

Second Floor

22 New Orchard Place, Mickleover, DE3 9GY

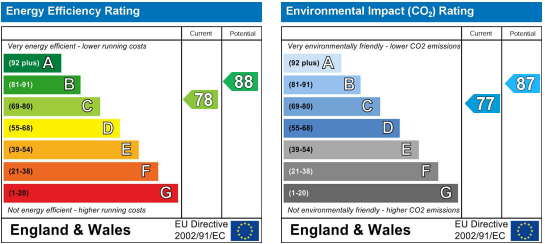
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

Assessments First

Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.