



**Vicarage Road, Mickleover Derby DE3 0EE**



**welcome to**

## **Vicarage Road, Mickleover Derby**

With no onward chain, and briefly comprising of an entrance hall, lounge, kitchen diner, conservatory, three bedrooms, and a shower room internally, with a front and rear garden and off-road parking to the rear, this property has a lot to offer, and demands viewing to fully appreciate it all.



### Entrance Hall

Giving access to the lounge and stairs to the first floor.

### Lounge

13' 1" x 12' ( 3.99m x 3.66m )

With a feature gas fireplace and surround, archways through to the entrance hall and kitchen diner, carpeted flooring, a double glazed window to the front, and a radiator.

### Kitchen Diner

17' 8" x 8' 5" ( 5.38m x 2.57m )

Fitted kitchen comprising of a range of matching base, wall, and drawer units, with an integrated oven, gas hob, overhead extractor hood, and stainless steel sink, and space for further appliances. With an under-stairs storage cupboard, partly tiled walls, an archway through to the lounge, an external door to the rear garden, french doors to the conservatory, and a radiator. All white goods included.

### Conservatory

13' 5" x 7' 5" ( 4.09m x 2.26m )

Built with a brick base, with double glazed windows to two sides, french doors out to the garden, power, lighting, and an electric storage heater.

### Bedroom One

12' x 10' ( 3.66m x 3.05m )

Double bedroom with fitted wardrobes, carpeted flooring, a double glazed window to the front, and a radiator.

### Bedroom Two

11' 5" x 8' 6" ( 3.48m x 2.59m )

Double bedroom with fitted wardrobes, a double glazed window to the rear, and a radiator.

### Bedroom Three

8' 9" x 7' 5" ( 2.67m x 2.26m )

Double bedroom with carpeted flooring, a double glazed window to the front, and a radiator.

### Shower Room

5' 6" x 5' 6" ( 1.68m x 1.68m )

Shower room comprising of a double shower, wash-hand basin with storage cupboard underneath, and a w/c. With a heated towel rail, tiled walls, and a frosted double glazed window to the rear.

### External

To the front of the property, the low-maintenance front garden is enclosed with low wooden fencing, and is pebbles, with a patio-paved pathway leading to the front door. The rear garden is also low-maintenance, with patio-paving and artificial grass, some mature shrubbery, and enclosed with wooden fencing. There is also off-road parking to the rear of the property, with a wooden gate for access into the rear garden.



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## **Vicarage Road, Mickleover Derby**

- NO ONWARD CHAIN
- WELL-PRESENTED THREE BEDROOM MID-TERRACE
- FITTED KITCHEN DINER
- LOUNGE AND SEPARATE CONSERVATORY
- LOW-MAINTENANCE FRONT AND REAR GARDEN

Tenure: Freehold EPC Rating: D

# £220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR108535 - 0008

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