



Denver Road, Mickleover Derby DE3 0PS

welcome to

Denver Road, Mickleover Derby

This ground floor maisonette in the sought after area of Mickleover is deceptively spacious, and briefly comprises of an entrance hallway, kitchen, lounge, bedroom, bathroom, private front garden, off-road parking, and communal courtyard/clothes drying area at the rear.



Entrance Hall

Accessed through the front door and leads to lounge, kitchen, bedroom, and bathroom, with laminate flooring and a storage cupboard housing the boiler.

Lounge

10' 10" x 15' 1" (3.30m x 4.60m)

Spacious lounge with carpeted flooring, a gas fire and a double glazed bow window to the front.

Kitchen

5' 3" x 6' 7" (1.60m x 2.01m)

Fitted kitchen comprising of a range of base and drawer units, and a stainless steel sink, with space for appliances such as an oven, fridge, freezer, and washing machine. With vinyl flooring, splashback tiling, and a double glazed window to the side.

Bedroom

10' 9" x 10' 11" (3.28m x 3.33m)

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

Bathroom

Three-piece suite comprising of a low-level w/c, bath with an overhead shower and grab handles, and a wash-hand basin. With tiled flooring, part-tiled walls and a frosted double glazed window to the rear.

Outside

To the front of the property, the garden is laid-to-lawn with a patio paved pathway. There is also private off road parking for up to 2 vehicles. The rear of the property has a communal pebbled clothes drying area.



view this property online bagshawsresidential.co.uk/Property/MVR108737



welcome to

Denver Road, Mickleover Derby

- ONE BEDROOM GROUND FLOOR MAISONETTE
- DECEPTIVELY SPACIOUS ACCOMMODATION
- PRIVATE FRONT AND COMMUNAL REAR GARDENS
- OFF-ROAD PARKING
- POPULAR RESIDENTIAL LOCATION

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 90.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£110,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/MVR108737



Property Ref:
MVR108737 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01332 518844



mickleover@bagshawsresidential.co.uk



14 The Square, Mickleover, DERBY, Derbyshire,
DE3 0DD



bagshawsresidential.co.uk