



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



**welcome to**

**Vicarage Road, Mickleover Derby**

GUIDE PRICE £190,000 - £200,000

A great opportunity to acquire this three bedroom house in Mickleover, comprising of a porch, entrance hallway, lounge, kitchen, conservatory, three bedrooms, bathroom, front and rear garden, and off-road parking. Call us now to book your viewing.



### Entrance Hallway

Upon entry through the porch, to the hallway, the entrance hallway provides access to the lounge and first floor landing.

### Lounge

12' 4" x 14' 6" ( 3.76m x 4.42m )

Generously sized lounge allowing customization, fitted with wooden flooring, a double-glazed window to the front and a radiator. Featuring a fireplace in the centre of the room. With a connecting door leading to the kitchen.

### Kitchen

9' 1" x 17' 7" ( 2.77m x 5.36m )

Modern fitted kitchen, comprising of a range of matching wall, base and drawer units, one bowl stainless steel sink, overhead extractor fan, dishwasher, washing machine and pantry. With space for a cooker and fridge/freezer. Finished with tiled flooring, a double-glazed window to the rear and a patio door leading to the conservatory.

### Conservatory

Built with a brick base, with double-glazed windows all around, flooding in natural light, adaptable to fit your needs, whether that is a seating area or office.

### Landing

First floor landing giving access to all three bedrooms, the bathroom and attic hatch which is part-boarded with wooden flooring.

### Bedroom One

11' 6" x 11' 6" ( 3.51m x 3.51m )

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

### Bedroom Two

8' 8" x 11' 6" ( 2.64m x 3.51m )

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

### Bedroom Three

8' 9" x 7' 6" ( 2.67m x 2.29m )

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

### Bathroom

Three-piece suite comprising of a low-level w/c, wash-hand basin and a shower. With tiled flooring and frosted double-glazed window to the front.

### External

Externally, to the front, paved alongside pebbling, enclosed with a low brick wall, wooden fence and gate. To the rear, mainly brick and patio paved, with ample space, allowing plenty of seating and customization to suit your needs, enclosed with wooding fencing providing privacy. Including shared off-street parking (if the fence is taken out).



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## **Vicarage Road, Mickleover Derby**

- GUIDE PRICE £190,000 - £200,000
- THREE-BEDROOM MID-TERRACE HOUSE
- POPULAR RESIDENTIAL LOCATION
- SPACIOUS LOUNGE, KITCHEN AND CONSERVATORY
- OFF-ROAD PARKING TO THE REAR

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£190,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MVR108828 - 0012

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