







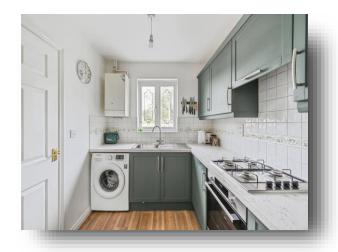


### welcome to

## Wilson Close, Mickleover Derby

Situated in the sought-after Derbyshire suburb of Mickleover, comprising of an entrance hallway, kitchen, downstairs w/c, lounge, two bedrooms, family bathroom, driveway and rear garden. A beautiful home for the lucky buyer. Call us now to view!

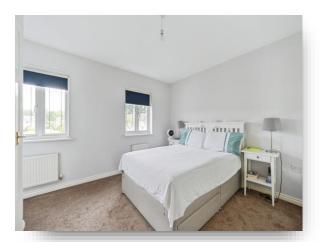












**Entrance Hallway** 

Upon entry through the front door, the entrance hallway provides access to the kitchen, downstairs w/c, lounge, under stair storage cupboard and first floor landing.

**Kitchen** 

7' 3" x 9' 3" ( 2.21m x 2.82m )

Modern fitted kitchen comprising of base, wall and drawer units with an integrated one bowl stainless steel sink and drainer with a mixer tap, four ring gas hob, overhead extractor hood and oven, with space and plumbing for additional appliances. Finished with wood laminate flooring, splash back tiling and a double-glazed window to the front.

Lounge

13' 11" x 10' 5" ( 4.24m x 3.17m )

Cosy lounge finished with carpeted flooring, a radiator, double-glazed windows and patio doors to the rear.

Landing

First floor landing providing access to two bedrooms and family bathroom.

**Bedroom One** 

13' 11" x 9' 10" ( 4.24m x 3.00m )

Double bedroom finished with carpeted flooring, fitted wardrobes, a cupboard, radiator and double-glazed windows to the front.

**Bedroom Two** 

7' 5" x 11' 3" ( 2.26m x 3.43m )

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

**Bathroom** 

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

**External** 

Externally, to the front, a driveway providing off-road

parking for multiple vehicles. To the rear, slate pebbling, enclosed with wooden fencing for privacy, with heaps of potential and versatility to transform.





#### welcome to

## Wilson Close, Mickleover Derby

- MID-TERRACED HOUSE IN MICKLEOVER
- TWO WELL-PROPORTIONED BEDROOMS
- MODERN KITCHEN AND LOUNGE
- DOWNSTAIRS W/C AND FAMILY BATHROOM
- TASTEFULLY PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £210,000









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Property Ref: MVR108998 - 0002 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.





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