

## 195 Vicarage Road, Mickleover Derby, DE3 0EF Offers Around £200,000

A STRUCTURALLY EXTENDED, THREE-BEDROOMED, SEMI-DETACHED BUNGALOW, offering excellent scope for a loft conversion, subject to requirement and obtaining planning, enjoying a mature and popular residential location, close to local amenities. Available with IMMEDIATE VACANT POSSESSION, the property benefits from double glazing and gas central heating, and briefly comprises: -

INTERNALLY, enclosed side Entrance Porch, side Entrance Hall, generous Lounge, Kitchen, Three Bedrooms, and Shower Room. EXTERNALLY, large detached Garage, and front and rear gardens. EPC C (2020), COUNCIL TAX BAND B.

## 195 Vicarage Road, Mickleover, Derby, DE3 0EF

### The Property

A semi-detached bungalow, which has been structurally extended to the rear, but offers excellent scope for a loft conversion to provide additional accommodation, as can be seen on a number of properties in the area, subject to requirement and obtaining the usual planning and building regulations. We understand the property has been rewired, and affords scope for further improvement to individual taste. The accommodation, comprises; enclosed entrance porch, entrance hall, lounge, kitchen, three bedrooms, shower room, large garage, and front and rear gardens.

### Location

The property enjoys a well-established and popular residential location in the suburb of Mickleover, convenient for a range of amenities to include; day-to-day shopping, doctors and dentist surgeries, places of worship, hair and beauty salons, eateries, public houses, and schooling. The property is also convenient for the Royal Derby Hospital, and the a38, A50, and A52 for commuting further afield. A regular bus service operates to Derby city centre, via the hospital.

### Directions

When leaving Derby city centre by vehicle, proceed southwest along Uttoxeter New Road, continuing over the Royal Derby Hospital traffic island, through the crossroads traffic lights, over the A38 flyover, and through the next set of traffic lights towards Mickleover centre, then at the mini traffic island continue across into Mickleover centre before taking the first right into Vicarage Road, following the road round to the left to find the property on the left-hand side.

### Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13322.

### Accommodation

Having the benefit of gas central heating and hardwood aluminium double glazing, the detailed accommodation comprises: -

#### INTERNALLY

#### Enclosed Side Entrance Porch

Having aluminium double glazed sliding patio entrance doors, and part-glazed inner door opening to the: -

#### Entrance Hall

Having central heating radiator, and access to the loft space. The loft space offers excellent potential for conversion, subject to obtaining the necessary approvals.

#### Lounge

4.95m x 3.33m (16'3" x 10'11")

Having aluminium double glazed bay window to the front, stone-effect fireplace with marble hearth, central heating radiator, and multi-pane glazed double doors opening to the hall.



#### Kitchen

3.38m x 3.05m max (11'1" x 10'0" max)

Having fittings comprising; one double base unit, one single base unit, one double corner wall unit, two double wall units, and one single wall unit, together with one-and-a-half bowl single drainer sink unit, display shelving, work surface areas with tiled splashbacks, hardwood double glazed windows to the front and side, plumbing for automatic washing machine, central heating radiator, and boiler cupboard housing a wall-mounted gas-fired Worcester combination boiler providing domestic hot water and central heating.

#### Bedroom One

3.76m x 3.58m (12'4" x 11'9")

Having central heating radiator, and aluminium double glazed window to the rear.



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### Bedroom Two

3.18m x 2.57m (10'5" x 8'5")

Having central heating radiator, and aluminium double glazed sliding patio doors to the rear.



### Bedroom Three

2.57m x 2.16m max (8'5" x 7'1" max)

Having fittings comprising; double wardrobes, and one shelved unit, together with central heating radiator, and aluminium double glazed window to the side.



### Shower Room

Having white suite comprising; low-level WC, bidet, pedestal wash hand basin, and corner quadrant shower cubicle with Mira shower unit, together with aluminium double glazed window, tiled floor, tiled walls, and central heating radiator.



## EXTERNALLY

### Front Garden

Laid mainly to gravel for easy maintenance, together with raised flower borders, and driveway to the rear to the: -

### Large, Detached Garage

6.50m x 2.62m (21'4" x 8'7")

Having up-and-over door to the front, access door to the side, and electric power and light.

### Rear Garden

Mainly block-paved and gravel for easy maintenance, together with paved patio and raised borders.



## ADDITIONAL INFORMATION

### Tenure

We understand the property is held freehold, with vacant possession provided upon completion.

### Council Tax

From enquiries of the VOA Website, we understand that the property currently falls within council tax band B, with Derby City Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

### Do you need a Survey?

If you are not buying one of our properties, but need a survey or valuation, please contact our offices for further information and advice on 01332 296396. We offer a range of surveys and valuations to cover all house types.

**Anti-Money Laundering (AML) Regulations**

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

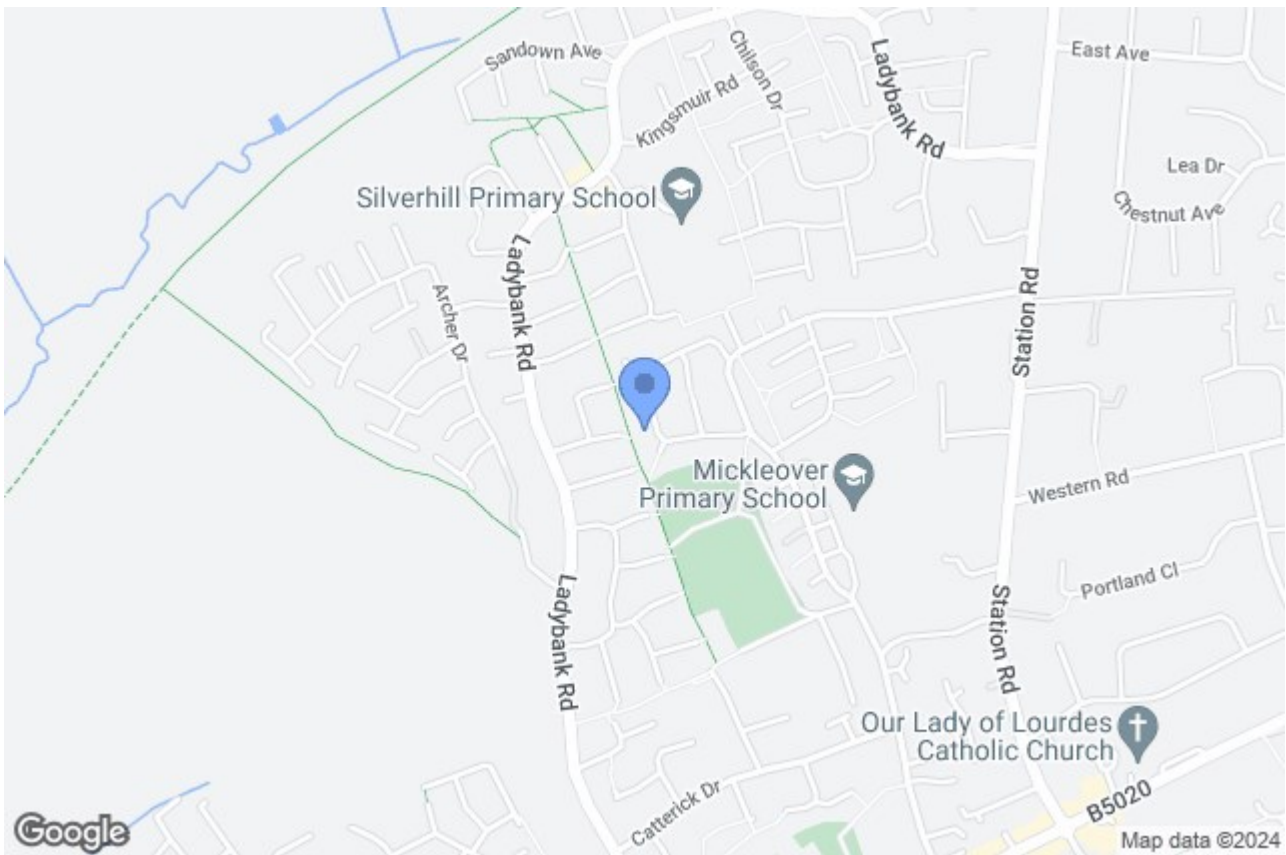
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13322**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		70	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**PROPERTY MISDESCRIPTIONS ACT 1991**

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought.

All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors.

All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is accepted for any errors or omissions.

