



## 6 Pelham Street, Derby, DE22 3UG £140,000

A MUCH IMPROVED, TWO-BEDROOMED MID-TERRACED residence, enjoying a well-established location, within easy walking distance of the city centre and amenities. Requiring internal inspection to be fully appreciated, the property has been the subject of an extensive scheme of modernisation and refurbishment, and having the benefit of gas central heating and UPVC double glazing, **HAVING THE BENEFIT OF NO CHAIN** the accommodation briefly comprises: -

GROUND FLOOR, front Lounge, separate Dining Room, and Kitchen with modern fittings and integrated appliances. FIRST FLOOR, passaged landing, Two Double Bedrooms, and modern Bathroom. OUTSIDE, easily-managed rear garden, enclosed for privacy. EPC E (2021), Council Tax Band A.

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### The Property

A traditional two-storey, mid-terraced, which has been the subject of much improvement, and modernisation and refurbishment in recent years, with early internal inspection highly recommended, to be fully appreciated. The property offers an affordable entry into the property market for the first time buyer(s), or a potential investment property. Comprising; two reception rooms, kitchen, two bedrooms, bathroom, and enclosed rear garden. HAVING THE BENEFIT OF NO CHAIN

### Location

The property is within minutes walking distance of Derby city centre and amenities, and is also convenient for the bus route on Uttoxeter New Road leading to the Royal Derby Hospital. Ease of access is afforded to the A50, A38, and A52 for commuting throughout the region.

### Directions

When leaving Derby city centre by vehicle, proceed south along Abbey Street, before turning right into Stockbrook Street, and left into Pelham Street.

### Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13364

### Accommodation

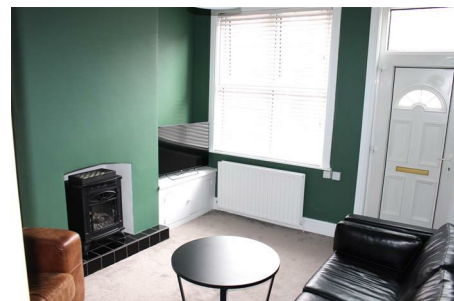
Having the benefit of gas central heating and UPVC double glazing, the detailed accommodation comprises: -

### GROUND FLOOR

#### Front Lounge

3.68m x 3.33m (12'1" x 10'11")

Having UPVC front door, UPVC double glazed window to the front, fireplace recess with tiled hearth and coal-effect electric fire, central heating radiator, ceiling cornice, and ceiling rose.



#### Lobby

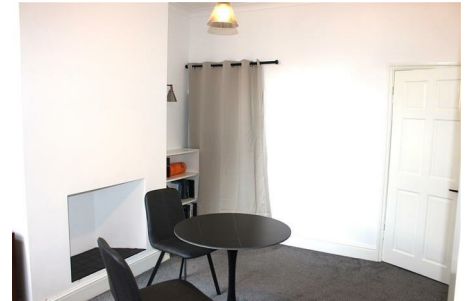
Having stairs to the first floor.

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### Dining Room

3.63m x 3.33m (11'11" x 10'11")

Having understairs store, central heating radiator, fireplace display recess, and UPVC double glazed double French doors opening to the rear garden.



### Extended Kitchen

4.70m x 1.80m (15'5" x 5'11")

Having modern cream fittings comprising; two double base units, one single base unit, drawers, one double wall unit, and two single wall units, together with one-and-a-half bowl stainless steel sink unit with single drainer, integrated stainless steel gas hob with stainless steel canopy over incorporating extractor hood and light, work surface areas with tiled splashbacks, breakfast bar, tiled floor, central heating radiator, plumbing for automatic washing machine, UPVC double glazed windows to the side and rear, UPVC double glazed door to outside, and incorporating the Gloworm gas central heating boiler providing domestic hot water and central heating.



## FIRST FLOOR

### Passaged Landing

Having built-in wardrobes.

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### Front Bedroom One

4.37m x 3.66m (14'4" x 12'0")

Being of a generous size, having two UPVC double glazed windows to the front, built-in store, and central heating radiator.



### Bedroom Two

3.30m x 2.59m (10'10" x 8'6")

Having UPVC double glazed window, and central heating radiator.

### Bathroom

2.67m x 1.80m (8'9" x 5'11")

Having modern white suite comprising; low-level WC, pedestal wash hand basin, and panelled bath with electric shower over, together with UPVC double glazed window, stripped and painted floorboards, central heating radiator, part-tiled walls, and built-in airing cupboard housing the hot water cylinder.



## OUTSIDE

### Rear Garden

Small, easily-managed rear garden, enclosed by fencing for privacy, laid mainly to block-paving, with shrub borders.



## ADDITIONAL INFORMATION

### Tenure

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

### 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: R13364**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			86
(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			
England & Wales		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.



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