



**GADSBY**  
**NICHOLS**

28 Marcus Street, Chester Green, Derby, DE1 3SE

Asking Price £175,000

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A LARGE, THREE-BEDROOMED END-TERRACED RESIDENCE, enjoying a highly desirable location, and offering an excellent opportunity for a scheme of full refurbishment to individual taste. Available with IMMEDIATE VACANT POSSESSION, the accommodation has the benefit of extensive UPVC double glazing, and briefly comprises: -

GROUND FLOOR, side entrance hall, front lounge, dining room, kitchen, and store with WC. FIRST FLOOR, landing, three Bedrooms, wash room, and walk-in box room. OUTSIDE, good-sized mature gardens. EPC G exp. 2034, Council Tax Band B.

PLEASE NOTE, The EPC rating is G, as there is currently no heating or hot water connected.

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### THE PROPERTY



An end-terraced property, which is in need of a full scheme of refurbishment, and offers an excellent opportunity for any intended purchaser to undertake a scheme to their own requirements, subject to obtaining the usual planning and building regulation approvals. The property is available with immediate vacant possession, and comprises side entrance hall, two reception rooms, kitchen, store with WC, three bedrooms, wash room, walk-in box room, and mature gardens.

PLEASE NOTE, The EPC rating is G, as there is currently no heating or hot water connected.

### LOCATION

The property enjoys a quiet and pleasant position, fronting a pedestrian walkway, close to open space, within the highly desirable Chester Green Conservation Area. It is close to Darley Park, with its pleasant riverside walks. The city centre is a short walk downstream. Ease of access is afforded to

Derby's ring road system, and to the A38, A52 and A50 for commuting throughout the region.

### DIRECTIONS

When leaving Derby city centre by vehicle, proceed north along the Old Mansfield Road, and after passing Chester Green turn left into Old Chester Road, left into Kirk Street, and right into Camp Street. Marcus Street is located at the end of Camp Street.

Please note, this is a 'residents only' pedestrianised parking area, with visitor permits available.

### VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13384.

### ACCOMMODATION

Having the benefit of extensive UPVC double glazing, the detailed accommodation comprises: -

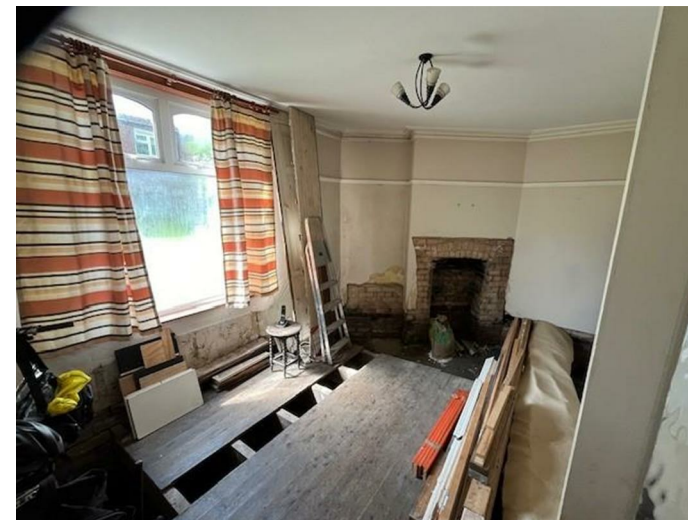
### GROUND FLOOR

#### SIDE ENTRANCE HALL

Having entrance door, and stairs to the first floor.

### FRONT LOUNGE

4.88m max x 3.38m min (16'0" max x 11'1" min)



Having exposed brick fireplace, picture railing, ceiling coving, and UPVC double glazed window.

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### DINING ROOM

3.71m max x 3.63m (12'2" max x 11'11")



Having UPVC double glazed double French doors to the rear garden.

### POTENTIAL KITCHEN

3.66m x 2.95m (12'0" x 9'8")



Having UPVC double glazed window, quarry-tiled floor, walk-in downstairs store, and walk-in pantry.

### FRONT BEDROOM ONE

4.88m max x 3.38m (16'0" max x 11'1")



Having UPVC double glazed window.

### POTENTIAL UTILITY/WC

Having UPVC double glazed rear door, and low-level WC.

### FIRST FLOOR

#### LANDING

Having access to the loft space, by way of an aluminium ladder.

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### REAR BEDROOM TWO

3.71m max x 3.63m (12'2" max x 11'11")



Having UPVC double glazed window, and built-in airing cupboard.

### BEDROOM THREE

2.72m x 2.67m (8'11" x 8'9")



Having UPVC double glazed window.

### WALK-IN BOX ROOM

Having shelving.

### OUTSIDE

#### SHARED SIDE PASSAGEWAY

Providing access to the subject property and the adjoining property.

#### REAR GARDEN



Pleasant mature rear garden, having flower borders, and apple and pear trees.

### 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 valuation, please contact our offices for further information and advice on 01332 296396. We offer a

### POTENTIAL BATHROOM



Currently having low-level WC and UPVC double glazed window.

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.

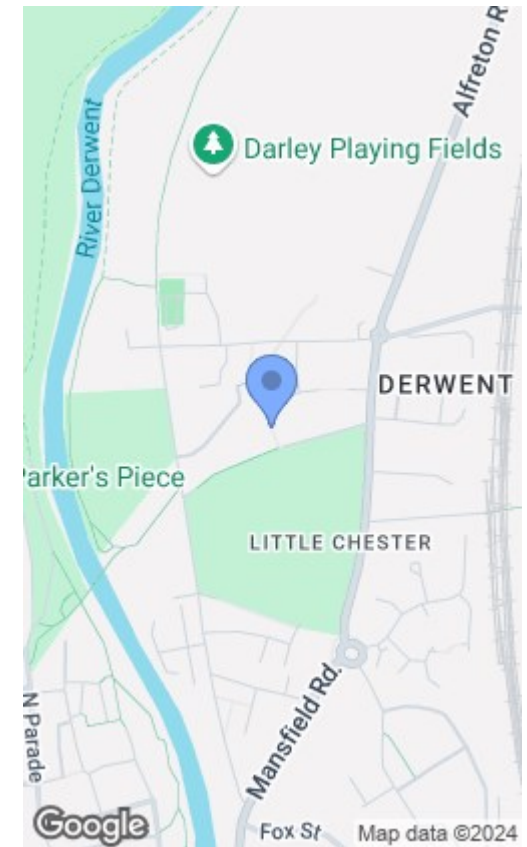
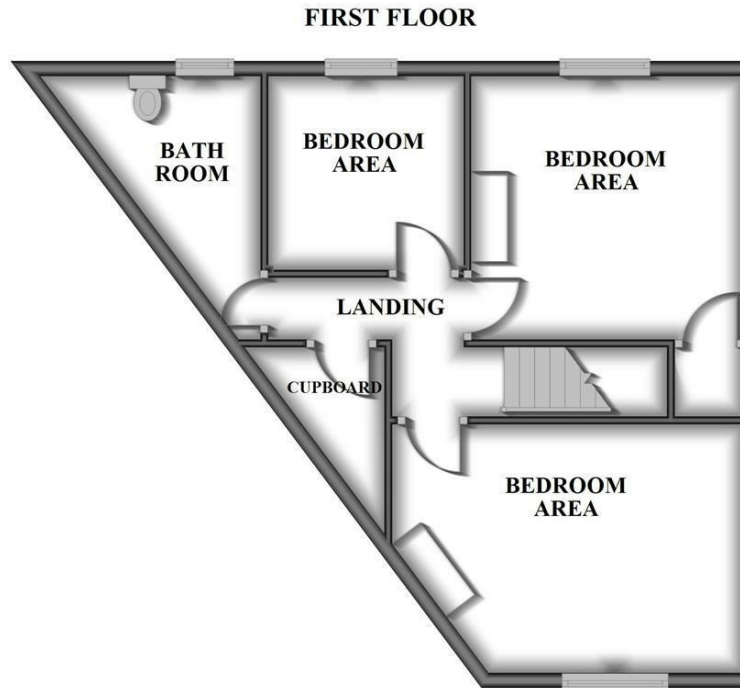
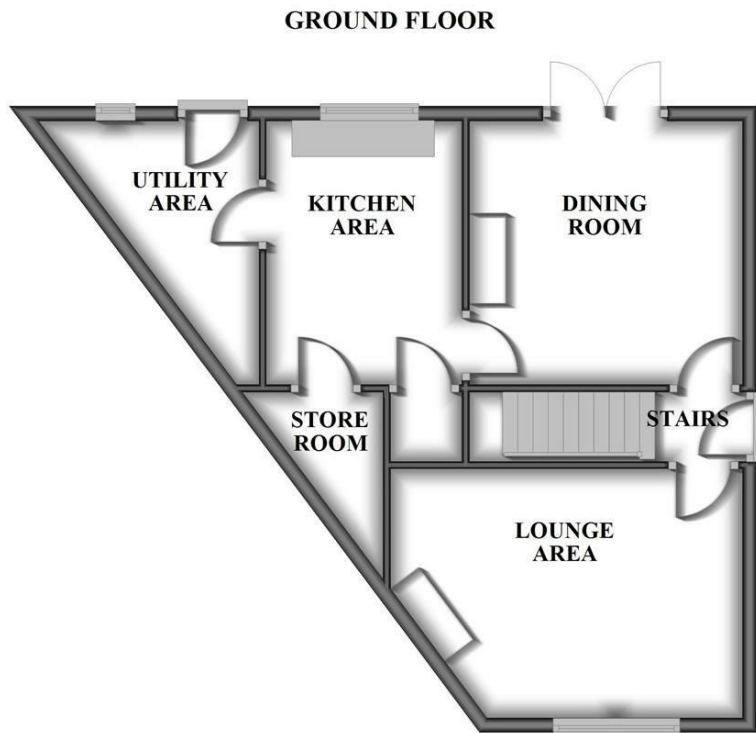
We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

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

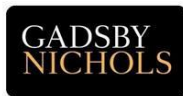
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, 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: R13384**



28 MARCUS STREET



Floorplan is an illustration only and cannot be used for any construction purposes.  
Plans supplied by 'Amber Energy Surveys Limited'  
email - [amberenergysurveys@outlook.com](mailto:amberenergysurveys@outlook.com) / mobile - 0774 896 8963



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
86	86	B	B
		C	C
		D	D
		E	E
		F	F
		G	G

**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 taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

**Gadsby Nichols**  
21 Iron Gate  
Derby DE1 3GP

**Residential**  
01332 296 396  
[enquiries@gadsbynichols.co.uk](mailto:enquiries@gadsbynichols.co.uk)

**Commercial**  
01332 290 390  
[commercial@gadsbynichols.co.uk](mailto:commercial@gadsbynichols.co.uk)

[www.gadsbynichols.co.uk](http://www.gadsbynichols.co.uk)