



197 Vicarage Road, Mickleover Derby, DE3 0EF Offers Around £215,000

A SPACIOUS, THREE-BEDROOMED SEMI-DETACHED BUNGALOW, enjoying a well-established and popular residential location, in the suburb of Mickleover, well served by local amenities, and an excellent bus service to the city centre via the Royal Derby Hospital. The property is available with IMMEDIATE VACANT POSSESSION, and has seen improvement over recent years. Having the benefit of gas central heating and UPVC double glazing, the accommodation briefly comprises: -

INTERNALLY, enclosed Entrance Porch, entrance Hall, generous Lounge, Kitchen with fittings and integrated appliances, Three Bedrooms, and Shower Room. EXTERNALLY, front garden, driveway parking, Single Garage, and pleasant rear garden. EPC C, Council Tax Band B.

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The Property

A deceptively spacious semi-detached bungalow, and like a number in the area already, also affords the potential for a loft conversion to provide additional accommodation, if so required and subject to obtaining the usual planning and building regulation approvals. The property is offered with immediate vacant possession, and comprises; enclosed entrance porch, entrance hall, lounge, kitchen, three bedrooms, shower room, front and rear gardens, driveway parking, and single garage.

Location

The property enjoys a well-established and popular residential location in the sought-after suburb of Mickleover, which is extremely well served by a comprehensive range of amenities to include; day-to-day shopping, doctors and dentist surgeries, places of worship, hair and beauty salons, eateries, public houses, schooling, and recreational facilities. In addition, a regular bus service provides links to Derby city centre via the Royal Derby Hospital. Ease of access is also afforded to the A50 and A38 for commuting further afield.

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: R13393.

Accommodation

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

INTERNALLY

Enclosed Side Entrance Porch

Having UPVC double glazed entrance door, tiled floor, and multi-pane glazed door opening to the: -

Entrance Hall

Having central heating radiator, four ceiling downlighters, and access to the loft space via an aluminium loft ladder.

Front Lounge

4.95m x 3.35m (16'3" x 11'0")

Having UPVC double glazed bay window to the front, central heating radiator, and six ceiling downlighters.



Kitchen

3.40m x 3.10m max (11'2" x 10'2" max)

Having modern cream fittings comprising; one double base unit, four single base units, drawers, three double wall units, and three single wall units, together with integrated electric hob, integrated electric oven, stainless steel-and-glass canopy incorporating extractor hood and light, stainless steel sink unit with single drainer, ample work surface areas, UPVC double glazed window to the front, central heating radiator, and five ceiling downlighters.



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Bedroom One

3.73m x 3.63m (12'3" x 11'11")

Having UPVC double glazed window to the rear, central heating radiator, and four ceiling downlighters.



Rear Bedroom Two

3.15m x 2.57m (10'4" x 8'5")

Having central heating radiator, and UPVC double glazed window.



Bedroom Three

2.57m x 2.11m (8'5" x 6'11")

Having UPVC double glazed window, and central heating radiator.



Shower Room

having white suite comprising; low-level WC with concealed cistern, pedestal wash hand basin in vanity unit with cupboards under, and corner shower cubicle with rain and handheld shower fittings, together with four ceiling downlighters, UPVC double glazed window, and heated chrome towel rail.



OUTSIDE

Front Garden

Laid mainly to gravel for easy maintenance, with driveway affording car stading and leading to the rear to the: -

Detached Single Garage

Having up-and-over door to the front.

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Rear Garden

Having paved patio, lawn, and flower and 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 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: R13393

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

