



## 16 The Green, Mickleover Derby, DE3 0DE £179,000

A HIGHLY APPEALING, GRADE II LISTED, PERIOD TERRACED COTTAGE situated within Mickleover Village Conservation Area, in a secluded position yet within walking distance of a range of local amenities. Having the benefit of gas central heating and part-double glazing, the well-appointed character interior features exposed beams, and briefly comprises: -

GROUND FLOOR, beamed Sitting Room, and modern fitted Kitchen with integrated appliances. FIRST FLOOR, landing affording access to Double Bedroom, and spacious modern Bathroom. OUTSIDE, small rear garden, and Outbuilding. EPC D, Council Tax Band B.



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### The Property

A period Grade II Listed cottage, which is described as 'an early nineteenth-century modest cottage range, being numbers 13-18 The Green', but in more recent years has been the subject of a sympathetic scheme of restoration and modernisation. The interior is of undoubted charm and character, with many period features to include exposed beams to the ground floor, and comprising; sitting room, kitchen, double bedroom, bathroom, and rear garden with outbuilding.



### Location

The property is situated within Mickleover Village Conservation Area, in a quiet backwater fronting The Green, yet literally within minutes walking distance of Mickleover centre and a comprehensive range of amenities, together with a regular bus service to Derby city centre via The Royal Derby Hospital.

### Directions

When leaving Derby city centre by vehicle, proceed along Uttoxeter New Road towards Mickleover, and on entering the centre of Mickleover continue straight-across at the traffic island, then after passing the parade of shops turn left before The Square, and first right into The Green to find the cottage on the left-hand side.

### Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R3408

### Accommodation

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

#### GROUND FLOOR

##### Sitting Room

3.58m x 3.38m (11'9" x 11'1")

Having front door, multi-pane glazed sash window to the front, beamed ceiling, fireplace recess with coal-effect electric stove, period-style central heating radiator, laminate flooring, and two wall lights.



##### Kitchen

2.64m x 2.54m (8'8" x 8'4")

Having modern white fitments comprising; four single base units, one double corner wall unit, and one single wall unit housing the wall-mounted Gloworm gas-fired combination boiler providing domestic hot water and central heating, together with beamed ceiling, integrated stainless steel gas hob with glass splashback, and stainless steel and glass canopy over incorporating extractor hood and light, integrated stainless steel electric oven, central heating radiator, double glazed stable-style door to the rear, stairs to the first floor, understairs store, double glazed window to the rear, and central heating radiator.



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### FIRST FLOOR

#### Landing

Having period-style pine doors off.

#### Double Bedroom

3.56m x 3.40m (11'8" x 11'2")

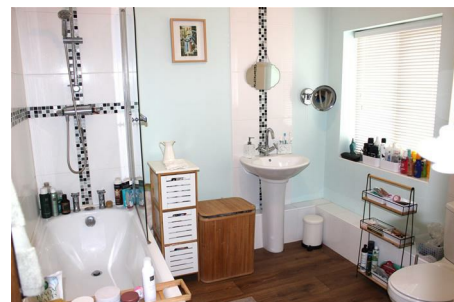
Having restored cast-iron fire surround, double glazed secondary multi-pane sash window, central heating radiator, and TV point.



#### Spacious Bathroom

2.72m x 2.49m (8'11" x 8'2")

Having modern white suite of low-level WC, pedestal wash hand basin, and panelled bath with shower over and glazed shower screen to the side, together with deep heated chrome towel rail, two double glazed windows, part-tiled walls, built-in cupboard, and access to the loft space.



### OUTSIDE

#### Small Rear Garden

Having brick patio area, raised and secluded timber decking sitting area, with trellis and further timber decking leading to a small garden area with gravel and brick pathway, external water tap, and brick store.



### 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.

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### **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: -

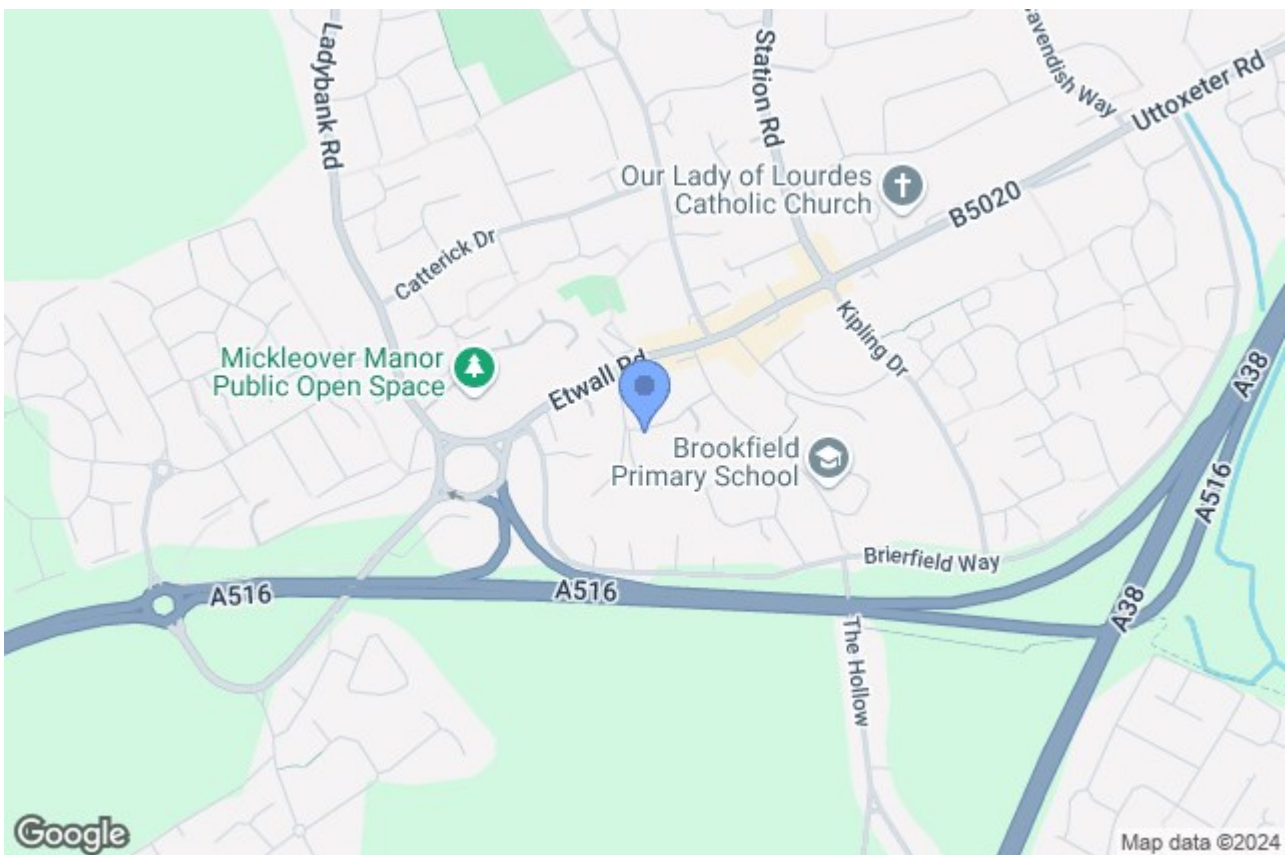
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, 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: R13408**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(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			95
(81-91) B			
(69-80) C			
(55-68) D		68	
(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.

