



**167 Gerard Street,
Derby, DE1 1PF
Asking Price £119,950**

With easy access to local shops and the city centre, and close to all major routes out of the City, this spacious one-bedroomed home features a generous lounge, kitchen diner, first-floor bathroom and a good-sized bedroom.

Benefitting from UPVC double glazing and electric heating. To the front of the property is a neat garden, landscaped for easy maintenance. To the rear is an enclosed low-maintenance garden with patio seating area. Additional off-road parking is provided behind the property. It will make a fantastic first-time home or investment property. EPC E, Council Tax Band A.

167 Gerard Street, , Derby, DE1 1PF

The property

Having easy access to the city centre, this spacious one-bedroom home features a generous lounge, kitchen diner, first-floor bathroom and a good-sized bedroom. With off road parking to the rear of the property and a neat enclosed rear garden, it will make a fantastic first-time home or investment property



Location

The property enjoys a well established residential area, very handy for Derby City Centre and having excellent access to major commuter routes including the A52 leading to the M1.

Directions

Leaving Derby city centre via Abbey Street, take a lefthand turn into Spa Lane, and immediately left into Grey Street, then first right into Gerard Street, where the property will be found clearly identified by our 'For Sale' board on the righthand side.

Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13438

Accommodation

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

GROUND FLOOR

Entrance Porch

Enter through a double glazed door directly in to kitchen.

Kitchen

3.38m x 2.16m (11'1" x 7'1")

Easily maintained kitchen with a range of wall and base units, stainless steel sink unit with separate hot and cold water taps and drainer, part-tiling to walls, plumbing for washing machine, and space for oven and fridge, together with a breakfast bar, electric storage heater, and double glazed window to front.





Lounge

4.27m x 3.81m (14'0" x 12'6")

Double doors lead to a cosy lounge having ample space for sofas, attractive brick fireplace with electric log burner-style fire, electric storage radiator, and double glazed French doors lead out to garden, together with a further double glazed window to side.



FIRST FLOOR

Bedroom

5.03m into roof eaves x 3.68m (16'6 into roof eaves x 12'01")

Stairs from the lounge provide access to the galleried bedroom. Having attractive fitted wardrobes with drawer units, double glazed window to front, electric storage heater, and useful storage/airing cupboard housing the hot water tank, together with door providing access to the bathroom.



Bathroom

Having half-tiled walls, panelled bath with Mira electric shower over, wash hand basin, and low-level WC. Electric storage heater



OUTSIDE

Foregarden

To the front of the property is a useful storage area/bin store handy for garden tools etc., together with a pebbled garden area for easy maintenance.

Rear Garden

Mainly paved area with pebbled edging, space for planters and seating. A garden shed is included in the sale. The property also has private parking to the rear of the property



ADDITIONAL INFORMATION

Tenure

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

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: -

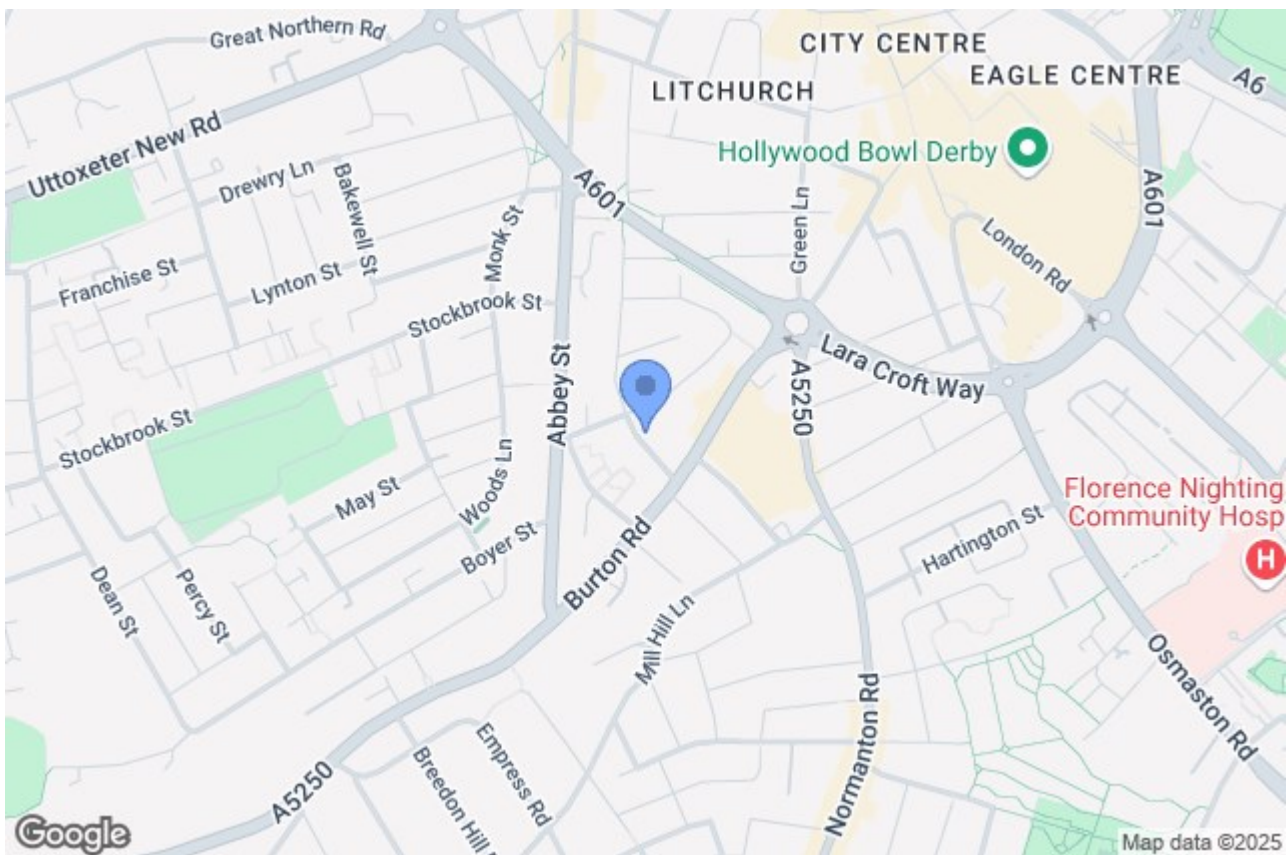
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, 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: R13438

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	50	79
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 inaccuracies.



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