

ON HOLD



St Nicholas Place, Milford Street
Asking Price Of £290,000


MARTIN&CO

St Nicholas Place, Milford Street

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- Three storey town house residence
- Positioned close to Derby city centre
- Offered for sale with no onward chain
- Gated development
- Ensuite to master bedroom

THREE STOREY MODERN TOWN HOUSE - OFFERED FOR SALE WITH NO ONWARD CHAIN - POSITIONED CLOSE TO THE HEART OF DERBY CITY CENTRE. Situated within a gated development is this delightful

THE PROPERTY Offered for sale with no onward chain is this three bedroom three story town house, situated in a gated development and being well located for Derby city centre. In brief the gas centrally heated accommodation comprises of entrance hall with guest cloakroom, modern kitchen, family bathroom, three bedrooms, ensuite to master bedroom. The property has an integral garage and a garden to the rear.

ENTRANCE HALL With central heating radiator & stairs rising to the first floor.

GUEST CLOAKROOM Comprising a suite of WC and corner wash hand basin. Glazed window to the front elevation.

BREAKFAST KITCHEN 13' 5" x 12' (4.09m x 3.66m) With a range



of units at eye and base level providing work surface, storage and appliance space. Undermount sink unit with mixer tap over, electric cooker with surface mounted hob over, integrated dishwasher and useful storage cupboard. French doors leading to rear garden. Service door to the garage

FIRST FLOOR

LANDING With central heating radiator. Stairs rising to second floor.

LOUNGE 15' 7" x 15' 7" (4.77m x 4.76m) With timber framed sash style window to the front elevation, doors opening to the Juliet balcony. Central heating radiator. Lounge continues through to the dining area.

DINING AREA 12' 1" x 10' 5" (3.69m x 3.20m) With timber framed glazed doors opening to the Juliet balcony. Central heating radiator.

BEDROOM THREE 8' 9" x 5' 6" (2.67m x 1.69m) With timber framed glazed window to the rear elevation. Central heating radiator.

SECOND FLOOR

LANDING With airing cupboard housing water cylinder.

MASTER BEDROOM 13' 8" x 9' 11" (4.17m x 3.03m) With timber framed glazed windows to the front elevation, fitted wardrobes and central heating radiator.

EN-SUITE SHOWER ROOM Comprising a suite in white of low level WC and wash hand basin with vanity units. Walk in shower cubicle. Part tiled walls and heated towel rail.

BEDROOM TWO 9' 5" x 8' 5" (2.89m x 2.59m) With timber framed glazed windows to the rear elevation. Fitted wardrobes and central heating radiator.

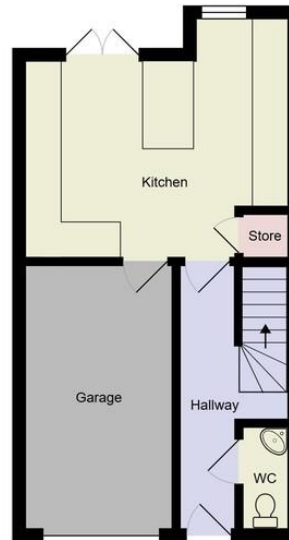
BATHROOM A suite in white comprising of rolled top bath with shower attachment, low level WC and wash hand basin. Chrome heated towel rail, part tiled walls and timber framed Velux window.

OUTSIDE The property is fronted by a driveway leading to the integral garage with light, power and further appliance space. To the rear is a well maintained garden with decked area and mature plants and shrubs.

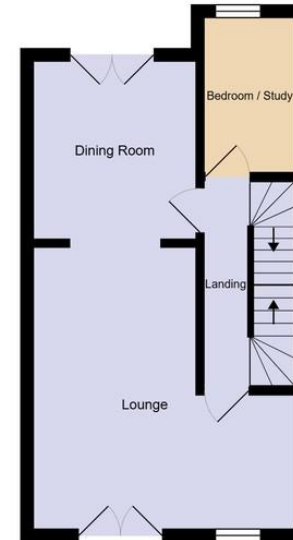


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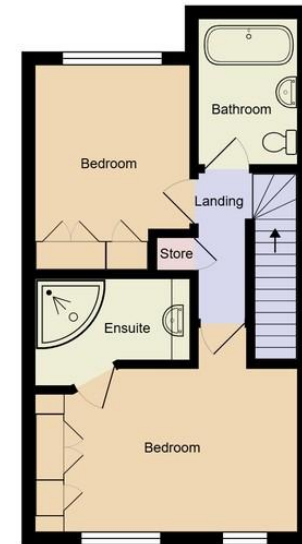
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Ground floor



First floor



Second floor

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.