



**39 Fenton Road, Mickleover, Derby, DE3 0EP**

**£200,000**

Chain free and positioned on a generous plot, a semi-detached property with great potential for renovation and customization, featuring three bedrooms, a spacious kitchen with garden views, and a charming reception room, located in a quiet cul de sac close to schools and parks in a strong community spirit area.



Sales: 01283 777100  
Lettings: 01332 511000

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## 39 Fenton Road, Mickleover, Derby, DE3 0EP

### Summary Description

Presenting this semi-detached property, currently listed for sale. Although in need of a full scheme of renovation, it offers superb potential and makes a perfect project for families, couples, first-time buyers, or investors looking for a property with a personal touch.

The house boasts three bedrooms. Two of them are spacious doubles, offering ample space for all your comforts, while the third is a generous single, perfect for a child's room or home office. However, the interiors are open to your creativity and can be transformed to suit your specific needs.

The kitchen is one of the key highlights of this property. It features a built-in pantry for plenty of storage, a dining space for family meals, and a lovely view of the garden, making cooking a delight. The reception room, with its fireplace and garden view, is a warm and inviting space where you can relax or entertain guests.

The location of the property is another of its main assets. It is set in a quiet cul de sac, known for its strong local community spirit. The location is also great for families as it is close to schools and local amenities. For nature lovers, there are several nearby parks to explore and enjoy.

The property also features a garden, providing a safe and private outdoor space for children to play or for you to cultivate your green thumb. With its unique features and excellent location, this property is a wonderful opportunity to create your dream home.

### Entrance Hall

Storage cupboard with gas and electric meters.

### Lounge

12'2" x 12'6" (3.72 x 3.82)



With gas fire.

### Kitchen/Diner

8'7" x 15'8" (2.62 x 4.8)



Built in pantry.

### Stairs/Landing

Airing cupboard with hot water cylinder, access to roof space.

### Bedroom One

12'2" x 10'0" (3.71 x 3.07)





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### Bedroom Two

8'6" x 12'1" (2.61 x 3.7)



### Bathroom



Bathtub with chrome hot and cold taps, wall mounted wash hand basin with chrome hot and cold taps, toilet.

### Bedroom Three

7'2" x 8'6" (2.19 x 2.6)



Over stairs storage cupboard.

### OUTSIDE



Positioned on a generous plot, offering the buyer much potential (subject to necessary permissions). Lawn envelopes the property to the front, side and rear. You will also find a useful under stairs storage cupboard, accessed near the rear door to the house.

### Material Information

Verified Material Information

Council tax band: B

Council tax annual charge: £1562.64 a year (£130.22 a month)

Tenure: Freehold

Property type: House



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## 39 Fenton Road, Mickleover, Derby, DE3 0EP

Property construction: Standard form

Number and types of room: 3 bedrooms, 1 bathrooms, 1 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None

Heating features: None

Broadband: None

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: F

general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Buying to Let?

Guide achievable rent price: £950pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

### Location / what3words

[what3words ///bits.quick.search](https://www.what3words.com/what3words/what3words///bits.quick.search)

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

### Disclaimer 03/2021

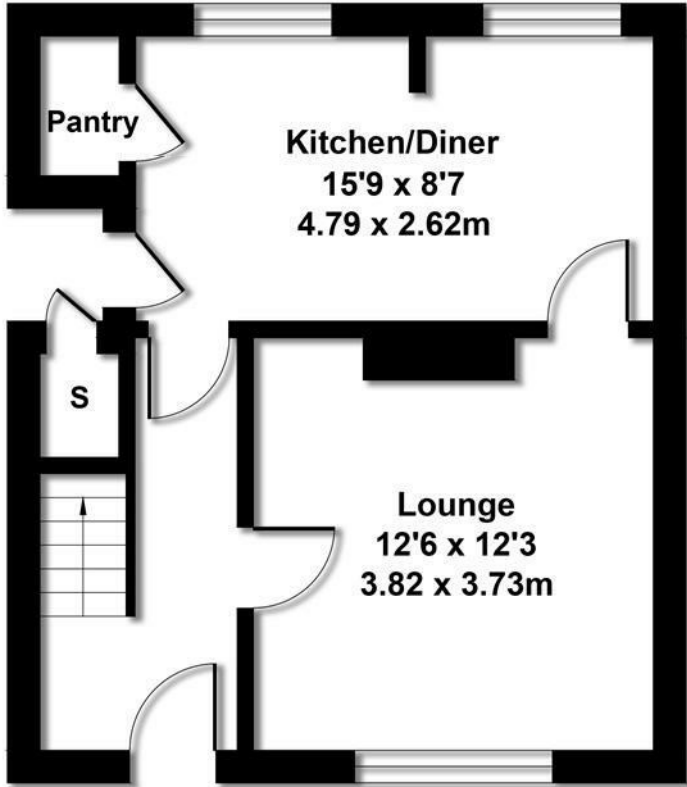
These particulars, whilst believed to be accurate are set out as a



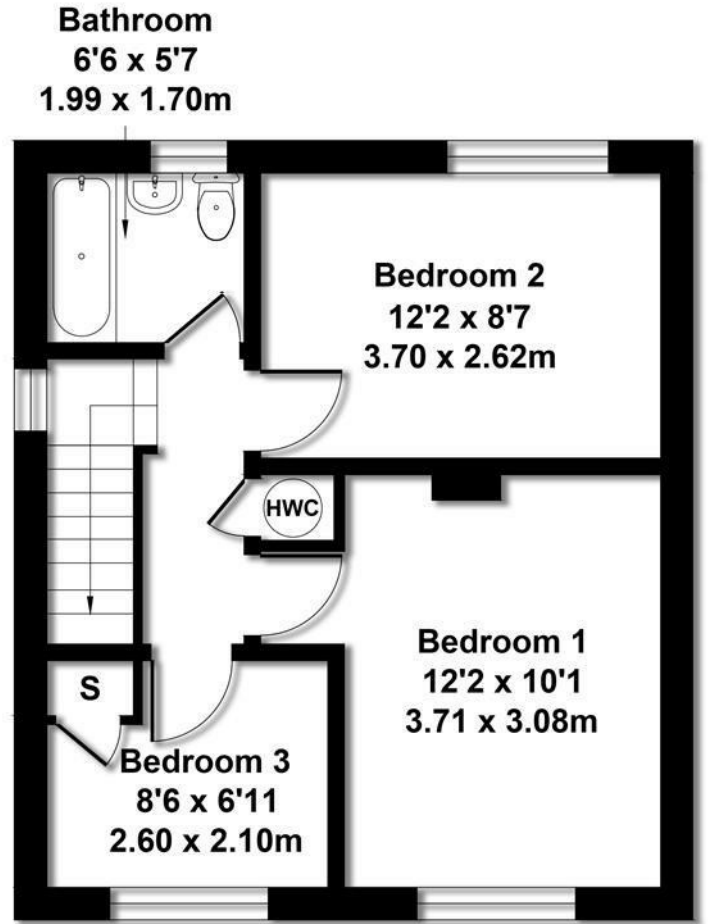
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# 39 Fenton Road

Approximate Gross Internal Area  
786 sq ft - 73 sq m

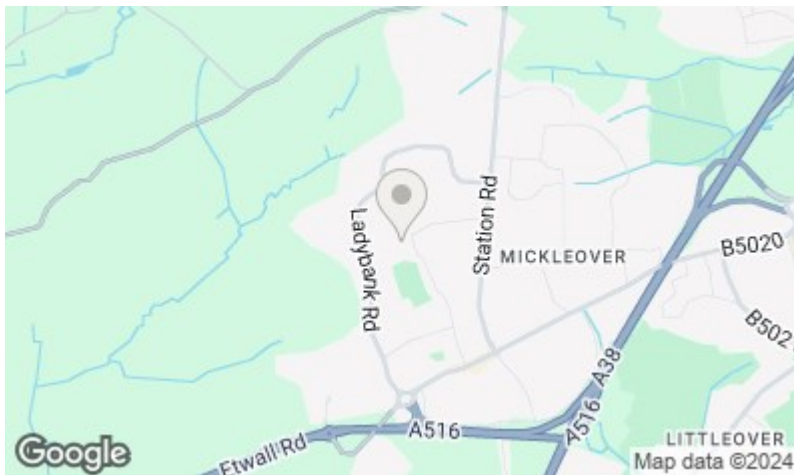


**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



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			
(21-38) F		34	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			87
(81-91) B			
(69-80) C			
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(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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