

323 Ladybank Road, Mickleover, Derby, DE3 0TW

£194,999

For sale, this semi-detached property in need of modernisation, featuring two double bedrooms, a spacious kitchen with garden access, driveway parking, a single garage, and a convenient location near public transport, schools, and green spaces, making it ideal for couples, sharers, first-time buyers, and investors.

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Summary Description

For sale, this semi-detached property that, while in need of modernisation, offers a wealth of potential for couples, sharers, first-time buyers, and investors alike. This home boasts two well-proportioned double bedrooms, a three-piece suite bathroom, and a single reception room that serves as a comfortable lounge area.

The heart of this home is undoubtedly the kitchen, which not only offers ample dining space but also provides direct access to the garden, seamlessly blending indoor and outdoor living. This kitchen, like the rest of the property, is ripe for adding your own personal touch, and with some thoughtful upgrades, it could truly be the centrepiece of this charming home.

Beyond the internal features, this property delivers on the external front as well. There is driveway parking for two cars and a single garage, providing plenty of space for vehicles or additional storage. The modest rear garden, predominantly laid to lawn, offers an ideal space for outdoor enjoyment and relaxation.

The location of this home is another strong selling point. It is well-served by public transport links and is in close proximity to local schools, amenities, green spaces, and walking and cycling routes. Whether you're a nature enthusiast or a busy commuter, you will find the location superbly convenient.

This property is a true gem, offering a unique opportunity to mould a house into your dream home. While it requires modernisation, its solid structure, generous space, and ideal location make it a worthwhile investment. Don't let this opportunity pass you by.

Entrance Porch

Lounge

17'6" x 12'11" (5.35 x 3.94)



Kitchen/Diner

8'11" x 12'11" (2.74 x 3.94)



Stairs/Landing

Bedroom One

9'1" x 12'11" (2.77 x 3.94)



Bedroom Two

9'0" x 12'11" (2.75 x 3.94)



Bathroom



Heating: Central heating
Heating features: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent
Parking: Driveway and Garage
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: C

OUTSIDE

Garage

A detached single garage with metal up and over door, personnel door, light and power.

Frontage and Driveway

To the front is a decorative gravel driveway which extends along the side of the property to the rear and garage.

Rear Garden



To the rear you will find a small, lawned garden with concrete patio.

Material Information

Verified Material Information
Council tax band: B
Council tax annual charge: £1639.05 a year (£136.59 a month)
Tenure: Freehold
Property type: House
Property construction: Standard form
Number and types of room: 2 bedrooms
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains

For further Material Information about this property please visit: <https://moverly.com/sale/Qiq8PX6W3DEd5JZ3Dc54F9/view>

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Disclaimer 03/2021

These particulars, whilst believed to be accurate are set out as a 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: £975pcm

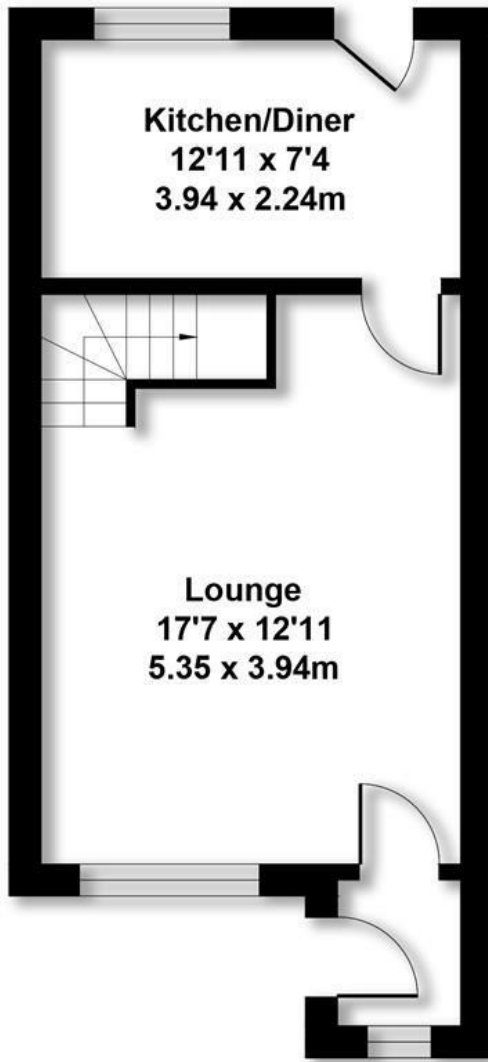
The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this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

Location / what3words

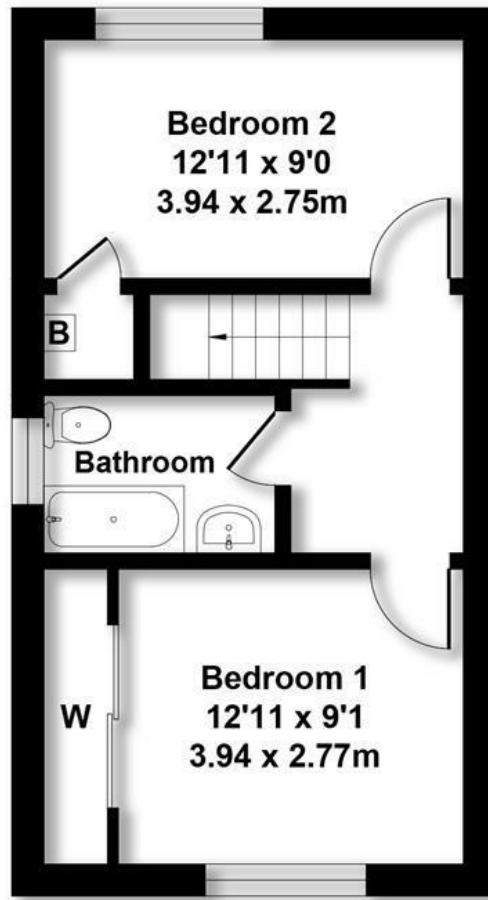
what3words ///bigger.entertainer.just

323 Ladybank Road

Approximate Gross Internal Area
678 sq ft - 63 sq m

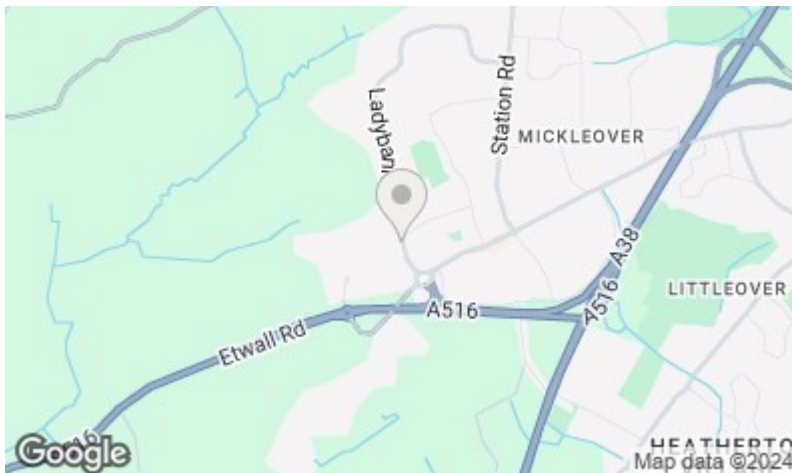


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (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 | | | |
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| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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