

3 Bed House - Mid Terrace

£210,000

 Vicarage Road, Mickleover, Derby, DE3 0EE



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A delightful well cared for gas centrally heated and UPVC double glazed modern town house situate in this highly popular locality, ideal for the first time buyer. In brief; reception hall, sitting room, well equipped refitted dining kitchen, lean to / utility. On the first floor a landing leads to three bedrooms and shower room. Outside are low maintenance gardens to both front and rear with a detached garage accessed via a private lane to the rear. The property is sold freehold. Council tax band B. Energy rating D.

Reception Hall

Having UPVC double glazed entrance door, laminated wood effect floor, radiator, UPVC opaque double glazed side light and staircase to first floor.

Sitting Room 14'7" x 11'10" (4.45 x 3.63)



Having a wooden fire surround, laminated wood effect floor, television and media connection points, UPVC double glazed window to front aspect and open arch leading to the:-



Dining Kitchen 17'11" x 8'3" (5.48 x 2.52)



Having a range of refitted modern, shaker style wall and base cupboards with laminated working surfaces, tiled splash backs, laminated wood effect floor, inset stainless steel four burner gas hob with matching electric oven and grill, inset stainless steel sink top with side drainer, vegetable preparation bowl and hot and cold mixer tap, ceiling LED down lighters, radiator, recessed walk in pantry, UPVC double glazed window to rear aspect and UPVC double glazed French door giving views and access to the:



Lean to / Utility 18'4" x 7'5" (5.60 x 2.28)

Having space and plumbing for automatic washing and access to the private low low-maintenance rear garden.

First Floor

Landing

With access to roof space (having pull down loft ladder, the loft being partially boarded and supplied with light).

Bedroom One 11'10" x 10'3" (3.63 x 3.13)



Having built in wardrobes, radiator and UPVC double glazed window to front aspect.

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Bedroom Three 9'1" x 7'5" (2.77 x 2.28)



Bedroom Two 11'9" x 8'5" (3.59 x 2.59)



Having a range of built in wardrobes, radiator and UPVC double glazed window to rear aspect.



Having a bulk head storage cupboard, radiator and UPVC double glazed window to front aspect.

Shower Room



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and walk in quadrant tiled shower cubicle with Triton electric shower, chrome and glass shower cabinet and door, complimentary ceramic tiled walls with contrasting laminated wood effect floor, radiator and UPVC opaque double glazed window to rear aspect.

Outside



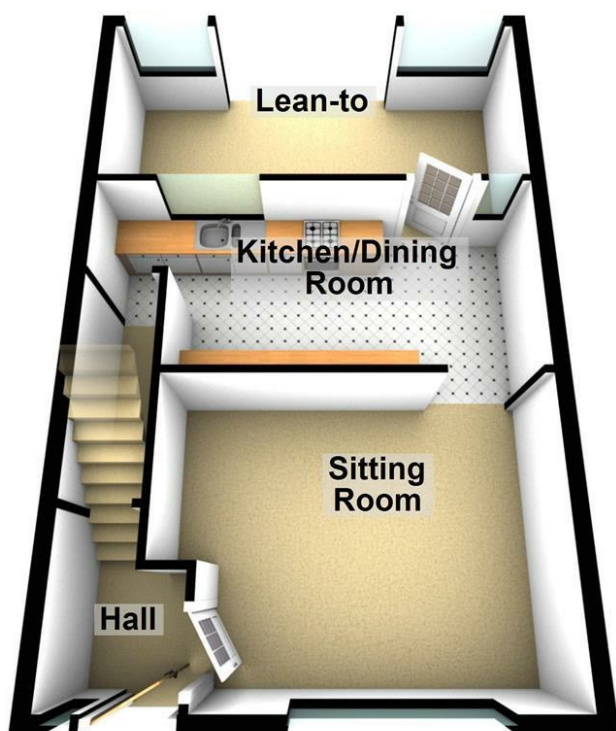
The property occupies a well tended low maintenance plot, at this ever popular residential address. To the front is a picket fenced boundary with low maintenance tree barked fore garden, having established shrubs, plants and trees. The rear garden is enclosed by close panelled fencing, laid to a low maintenance design with tree-barked patio area, shrubbed borders and gated rear access leading to a private lane, which in turn leads to the detached concrete sectional garage, measuring internally 4.59 x 2.50m, having fitted work bench, personal door and supplied with power and light.

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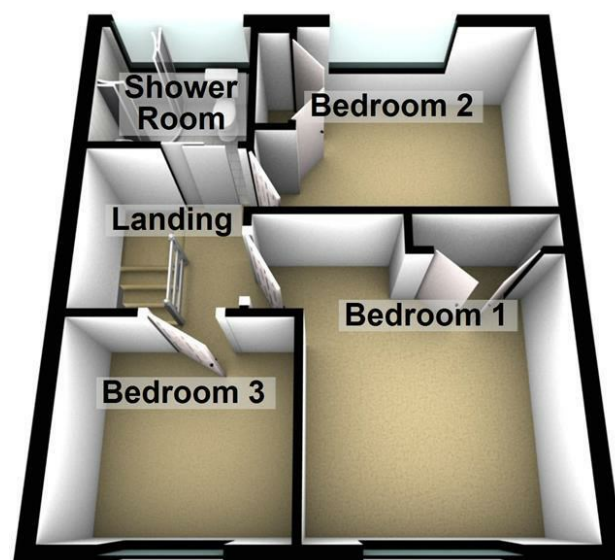
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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
England & Wales		67	78
		EU Directive 2002/91/EC	

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