

Wild Street

Derby, DE1 1GP

John German



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£120,000

Traditional terrace property, conveniently situated within walking distance of Derby city centre, perfect for first time buyers or investors with gas central heating and UPVC double glazing.

Entrance to the property is via uPVC double glazed entrance door which opens into a spacious open plan living dining room with two central heating radiators, uPVC double glazed windows to both front and rear elevations. Stairway leading to the first floor. Doorway leads to the kitchen with granite floor tiling, a range of fitted base, wall and drawer units, matching cupboard fronts, roll edge granite effect laminated preparation surfaces, stainless steel sink unit and draining board, ceramic wall tiling, wall mounted gas combination boiler and uPVC double glazed window to the rear. Opaque uPVC double glazed and panelled door provides access to the rear garden.

On the first floor doors lead off the landing to two double bedrooms both with central heating and uPVC double glazed windows overlooking the front and rear elevations respectively and bedroom two also features fitted wardrobes.

The bathroom is located off bedroom one and is fitted with a full suite comprising, low flush WC, panelled bath, pedestal wash hand basin, electric shower fitted over the bath, central heating radiator and opaque double glazed window to the rear.

Outside to the rear of the property, is a manageable lawned garden with a useful brick built outside store.

Location - The property is located a short walk away from the city centre offering easy access to a full range of amenities including comprehensive shopping facilities along the Corn Market and noted Derbion shopping centre with its major retail outlets and state of the art cinema.

For those who appreciate charming period architecture, Sadler Gate and Iron Gate are both well worth a visit, boasting a selection of up-market clothing outlets together with a selection of cafés bars and public houses. Friar Gate is the place to be for those who enjoy relaxing and indulging in stylish restaurants and bars.

There is easy access to Derby Railway station, The Royal Derby Hospital and Markeaton Park. There are excellent transport links nearby with Derby's inner ring road providing access to the A52 and A38 which in turn link to the M1 and main motorway network. The major trunk roads provide easy access to Nottingham, Stoke On Trent, Burton On Trent and East Midlands International Airport.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/25022026





GROUND FLOOR



1ST FLOOR



John German
Estate Agents & Chartered Surveyors

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Agents' Notes

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Referral Fees

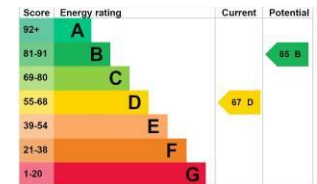
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.
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