



**Agrimony Place, Mickleover DERBY DE3 0FE**



**welcome to**

**Agrimony Place, Mickleover DERBY**

Situated in the sought-after Derbyshire suburb of Mickleover, this two-bedroom mid-terraced house comprises of a lounge/kitchen diner, two bedrooms, bathroom, driveway and rear garden. Call us now to view!



### Entrance Hallway

Upon entry through the front door, the entrance hallway provides access to lounge/kitchen diner and first floor landing.

### Lounge

15' 1" x 8' 11" ( 4.60m x 2.72m )

Spacious lounge finished with wood laminate flooring, a radiator and double-glazed window to the front. The lounge flows directly into the kitchen diner.

### Kitchen Diner

13' 10" x 12' 2" ( 4.22m x 3.71m )

Modern fitted kitchen diner comprising of base, wall and drawer units with an integrated four ring gas hob, overhead extractor hood, double oven, fridge freeze and stainless steel sink, with space and plumbing for additional appliances. Finished with wood laminate flooring, splashback tiling, a radiator, double-glazed window to the rear, a connecting door to the downstairs w/c and a door leading out to the rear garden.

### Landing

First floor landing providing access to two bedrooms, the family bathroom and storage cupboard.

### Bedroom One

13' 10" x 12' 9" ( 4.22m x 3.89m )

Double bedroom finished with carpeted flooring, a cupboard, radiator and double-glazed window to the front.

### Bedroom Two

13' 10" x 8' 3" ( 4.22m x 2.51m )

Double bedroom finished with carpeted flooring, a cupboard, radiator and double-glazed window to the rear.

### Bathroom

Three-piece suite comprising of a wash-hand basin, low-level w/c and bath with an overhead shower. Finished with tiled flooring, part-tiled walls. a towel radiator and extractor fan.

### External

Externally, to the front, a slabbed path leading up to the front door and a shared driveway providing off-road parking. To the rear, mainly laid-to-lawn, with patio paving and wooden fencing providing privacy.



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## Agrimony Place, Mickleover DERBY

- TWO-BEDROOM MID-TERRACED HOUSE
- TWO WELL-PROPORTIONED BEDROOMS
- SPACIOUS LOUNGE/ KITCHEN DINING AREA
- DOWNSTAIRS W/C & FAMILY BATHROOM
- SHARED DRIVEWAY PROVIDING OFF-ROAD PARKING

Tenure: Freehold EPC Rating: B

Council Tax Band: B

offers in excess of

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR109338 - 0003

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