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SAVIDGE & BROWN

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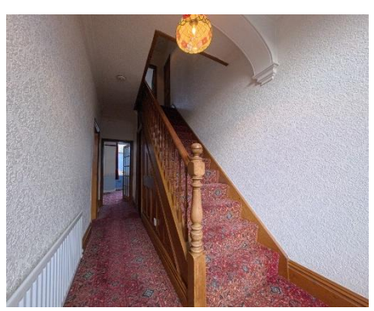
166 Derby Road, Marehay **Asking price of £229,950 Freehold**

Offered with no upward chain is the deceptively spacious, three bedroomed, end terrace house with ample opportunity for extension to the rear (subject to planning permission). Well suited to the growing family, centrally heated accommodation briefly comprises: entrance hallway, lounge, open plan dining room /kitchen, utility room. On the first floor:landing, three bedrooms, bathroom and separate WC. Viewing is highly recommended to appreciate the accommodation on offer.







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Entrance Hallway
Feature original staircase with turned spindles to balustrade, feature decorative arch, radiator and stairs rising to the first floor landing. Useful under stairs storage area.

Lounge 16'9" x 12'8"
UPVc double glazed box bay window to the front with radiator below, brick built fireplace set upon a brick and tiled hearth, ceiling rose, coving to ceiling, two wall light points, original cornice to ceiling.

Dining Room 14'8" x 10'5"
Gas fire to Adam style surround, ceiling rose, coving to ceiling, UPVc double glazed bay window to the rear garden.

Kitchen 12'2" x 11'5"
Built in pine effect base units with stainless steel bowl and a quarter sink with hot & cold taps, part tiled walls, gas fire to Adam style pine surround, cupboard housing the hot water cylinder, fluorescent light to ceiling. Part glazed timber door opens to the utility.

Utility 12'1" x 8'4"
Quarry tiled floor, polycarbonate roof, built in pine effect wall and base units, space and plumbing for washing machine, sink with mixer tap and drainer. Part glazed timber door leads to the rear garden.

Stairs Rise To The First Floor Landing
Landing with attractive turned spindles and access to loft space. With four panel doors leading to bedrooms, separate WC and bathroom.

Front Bedroom 1 14'8" x 11'8"
Dado rail, UPVc double glazed window, radiator, coving to ceiling.

Rear Bedroom 2 12'2" x 11'5"
UPVc double glazed window, radiator, laminate flooring.

Rear Bedroom 3 11'2" x 9'1"
UPVc double glazed window, radiator.

WC 6'5" x 6'2"
Low flush WC and UPVc double glazed window.

Bathroom
Panel bath with electric shower, hand grips and hot & cold taps, pedestal wash hand basin with hot & cold taps, fully tiled walls, radiator, UPVc double glazed window.

Externally To The Front
Boundary hedging, wrought iron gate providing access to the driveway and tandem garage, with pathway leading to the front entrance door.

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Externally To The Rear
Good sized concrete yard providing ample opportunity for extension (STPP) with brick built outbuilding with slate roof and timber shed, access to the tandem garage from the rear. Dwarf brick built with railings over, gate leads to the lawned garden with two greenhouses, pond with rock border and good sized lawned area with concrete pathway.

Tandem Garage
With power and light, up and over doors to front and rear providing access from the front of the property to the rear.

Viewing
By appointment through Savidge & Brown on 01773 831111, pressing option 2 for residential sales.

Postcode
The postcode for the satellite navigation user is DE5 8HU.

Offer Procedure
Before contacting a Bank or Solicitor you should make your offer to our office and speak to a member of staff dealing with the sale as any delay may result in the sale being agreed to another purchaser incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required as soon as possible from making an offer to provide us financial information in order to verify your position before we can finally recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.These particulars do not constitute any offer or contract nor any part thereof.

Anti-Money Laundering Procedure
In accordance with the UK Money Laundering Regulations, we are required to carry out Anti-Money Laundering (AML) checks on all buyers. This includes identity verification, sanctions screening, and Politically Exposed Persons (PEP) checks, along with ongoing monitoring. A fee of £36.00 per person (inclusive of VAT) will be payable to cover the cost of these checks. Buyers will be required to provide proof of identity, proof of address, and evidence of the source of funds before we can proceed with the sale.

Disclaimer
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office. SERVICES: The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. MEASUREMENTS: Please note all the measurement details are approximate and should not be relied upon as exact.

Services
All mains gas, water, electric and drainage services are connected to the property.

Broadband
The following information has been taken from Ofcom:Standard:Highest available download speed - 16 MbpsHighest available upload speed - 1 MbpsSuperfast:Highest available download speed - 55 MbpsHighest available upload speed - 9 MbpsUltrafast:Highest available download speed - 10000 MbpsHighest available upload speed - 10000 Mbps

Mobile Phone Coverage
The following information has been taken from Ofcom:EE - Good outdoorO2 - Good outdoor3 - Good outdoor, variable in-homeVodafone - Good outdoor, variable in-home









Flood Risk
The following information has been taken from GOV.UK:Yearly chance of flooding - Very lowYearly chance of flooding between 2040 and 2060 - Very low









Savidge & Brown wish to advice prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. Savidge & Brown, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Savidge & Brown has any authority to make or give any representation of warranty in relation to this property.

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