



**GADSBY**  
**NICHOLS**

66 College Green Walk, Mickleover, Derby, DE3 9DW

£240,000

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A STYLISH THREE-STOREY, THREE-DOUBLE-BEDROOMED MID-TOWNHOUSE, enjoying a pleasant location overlooking open space, in the desirable suburb of Mickleover, within walking distance of the Royal Derby Hospital. The well-proportioned interior has the benefit of gas central heating and uPVC double glazing, and briefly comprises: -

GROUND FLOOR, entrance hall, cloaks/WC, fitted kitchen with integrated appliances, and lounge with French doors. FIRST FLOOR, landing, two double bedrooms, and family bathroom. SECOND FLOOR, large main bedroom with ensuite dressing room, and modern ensuite shower room. OUTSIDE, foregarden, rear garden, and detached brick garage to the rear. EPC B, Council Tax Band C.

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### THE PROPERTY

A stylish, appealing, and spacious three-storey, modern townhouse offering a highly adaptable interior comprising, entrance hall, cloaks/WC, lounge, kitchen, family bathroom, two double bedrooms, main bedroom with ensuite dressing room and ensuite shower room, foregarden, rear garden, and detached single garage.

### LOCATION



The property enjoys a pleasant position, fronting a pedestrian walkway, and overlooking open space, within the popular suburb of Mickleover, well served by an excellent range of local amenities to include, day-to-day shopping, places of worship, schooling, doctors and dentist surgeries, hair and beauty salons, eateries, public houses, and leisure facilities. The property also affords the advantage of being within walking distance of the Royal Derby Hospital, and is close to a bus stop with a regular bus service to Derby city centre via the hospital. The A38 and A50 are within minutes driving distance for commuting further afield.

### DIRECTIONS

When leaving Derby city centre by vehicle, proceed along Uttoxeter New Road continuing across the ring road traffic lights and the hospital roundabout, then through the traffic lights at the cross road. At the next set of traffic lights, just after the A38 fly-over, turn right into Western Road, and right into Girton Way, before turning left into Bishop Lonsdale Way, to find College Green Walk pedestrian walkway on the right-hand. The property can be found on the right-hand side from the walkway.

What 3 Words /// lamps.slate.honey

### VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13530.

### ACCOMMODATION

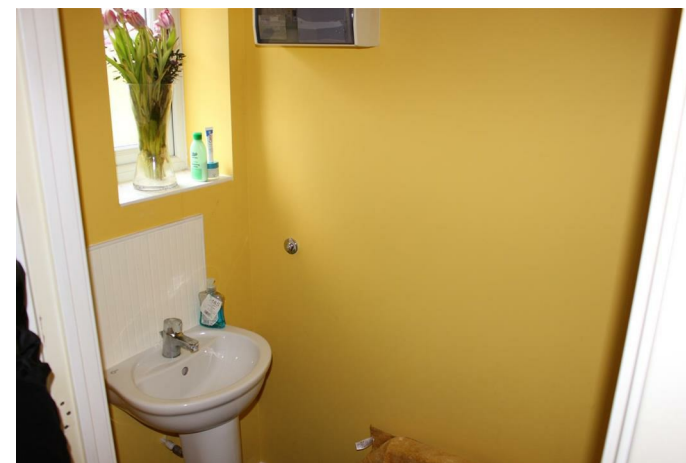
Having the benefit of gas central heating and uPVC double glazing, the detailed accommodation comprises: -

### GROUND FLOOR

#### ENTRANCE HALL

Having front entrance door, laminate flooring, central heating radiator, and stairs to the first floor with understairs store.

### CLOAKS/WC



Having white sanitary ware comprising low-level WC, and pedestal wash hand basin with tiled splashback, together with central heating radiator.

### KITCHEN

3.38m x 2.34m (11'1" x 7'8")



Having modern white gloss fittings comprising four single base units, drawers, five single wall units, and

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further single wall unit housing an Ideal gas-fired boiler providing domestic hot water and central heating, together with integrated stainless steel gas hob with stainless steel splashback and extractor hood and light over, integrated stainless steel electric oven, ample work surface areas with splashback, uPVC double glazed window to the front, one-and-a-half bowl stainless steel sink unit with single drainer, and central heating radiator.

### REAR LOUNGE

4.37m x 3.58m max (14'4" x 11'9" max)



Having laminate flooring, two central heating radiators, and uPVC double glazed window and double French doors opening to the rear garden.

### FIRST FLOOR

#### LANDING

Having central heating radiator, uPVC double glazed window to the front, built-in airing cupboard housing a hot water cylinder, and stairs to the first floor.

### FAMILY BATHROOM

2.13m x 1.83m (7'0" x 6'0")



Having white sanitary ware comprising low-level WC, pedestal wash hand basin, and panelled bath with shower mixer taps and shower screen, together with part-tiled walls, uPVC double glazed window, and central heating radiator.

### REAR BEDROOM TWO

3.51m x 2.46m (11'6" x 8'1")



Having uPVC double glazed window, and central heating radiator.

### FRONT BEDROOM THREE

3.00m x 2.44m plus (9'10" x 8'0" plus)



Measurements are 'plus recess'.  
Having central heating radiator, and uPVC double

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glazed window to the front enjoying views over open space.

### SECOND FLOOR

#### LANDING

Having door opening to -

#### BEDROOM ONE

4.39m x 4.24m max (14'5" x 13'11" max)



Having central heating radiator, and uPVC double glazed window to the front enjoying views over open space.

#### ENSUITE DRESSING ROOM

2.74m x 2.54m (9'0" x 8'4")

Having Velux double glazed rooflight, central heating radiator, and access to the loft space.

#### ENSUITE SHOWER ROOM

2.77m x 1.75m max (9'1" x 5'9" max)



Having modern white suite comprising low-level WC, pedestal wash hand basin, and corner shower cubicle with shower unit and tiled surround, together with laminate flooring, Velux double glazed rooflight, central heating radiator, and ceiling extractor fan.

### OUTSIDE

#### FOREGARDEN

Having small shrubs and railings.

#### REAR GARDEN



Enclosed by fencing for privacy, having paved patio, lawn, and flower borders, together with gate to the rear to: -

#### DETACHED SINGLE GARAGE

Of brick construction, having up-and-over door, and pitched tiled roof.

### ADDITIONAL INFORMATION

#### TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

#### SERVICES

PLEASE NOTE, the agents have not tested any of the services, and no warranties are given or implied.

#### ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

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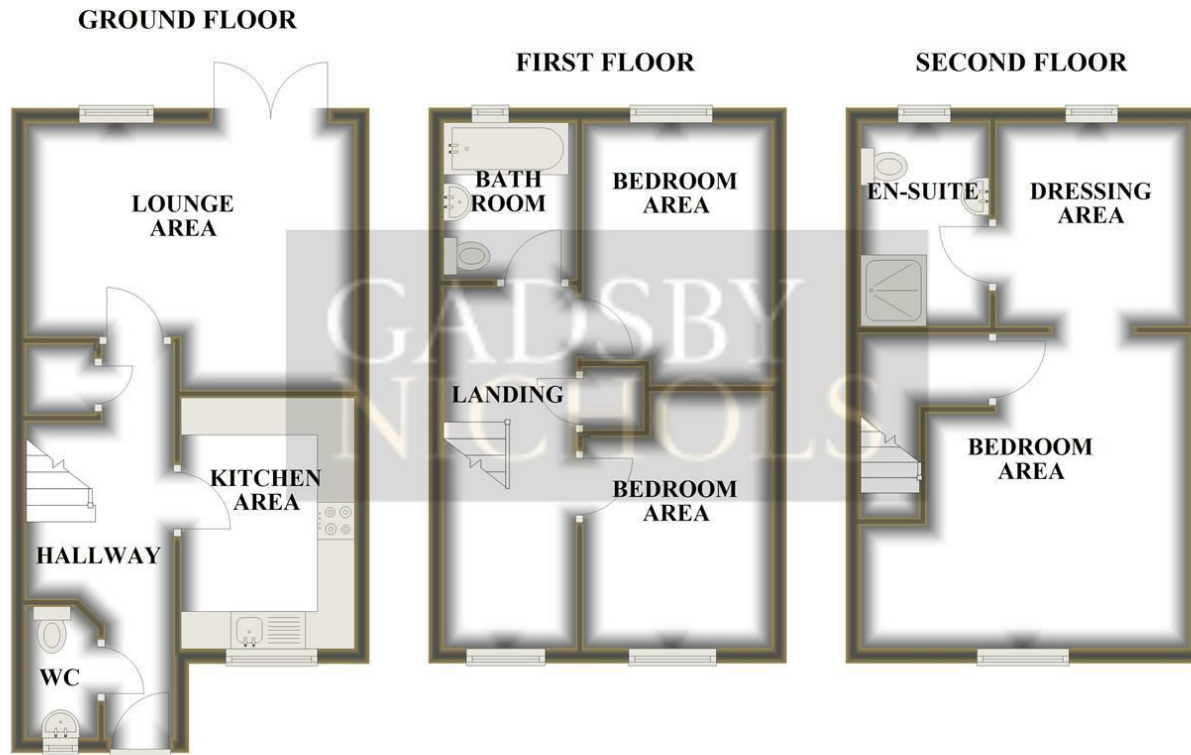
We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

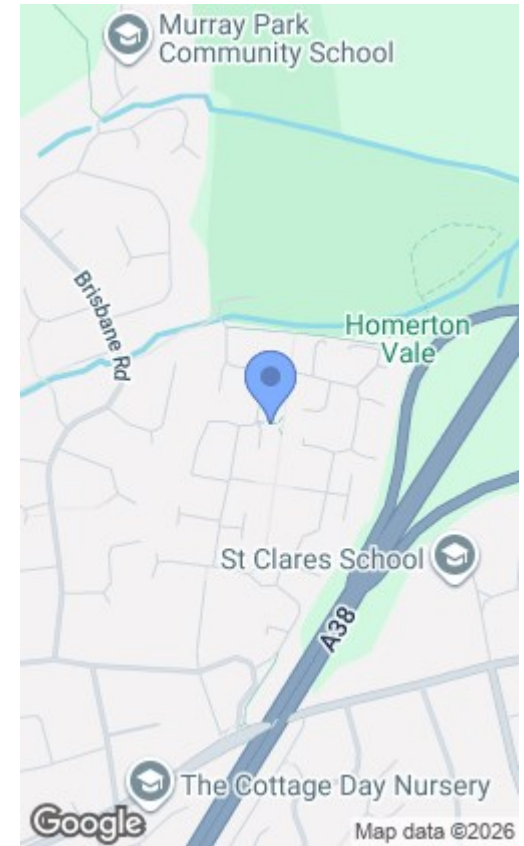
**REF: R13530**



66 COLLEGE GREEN WALK, MICKLEOVER



Floorplan is an illustration only and cannot be used for any construction purposes. Plans supplied by 'Amber Energy Surveys Limited' email - amberenergysurveys@outlook.com / mobile - 0774 896 8963



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
81	85		

Energy Efficiency Rating scale: A (92-101), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).  
Environmental Impact (CO<sub>2</sub>) Rating scale: A (0-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70).

PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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