



**GADSBY  
NICHOLS**

10 Howe Street, , Derby, DE22 3ER  
£125,000



A MUCH IMPROVED, TWO-DOUBLE-BEDROOMED, MID-TERRACED home, enjoying an ever-popular location off Slack Lane, within easy access of the city centre, and ideally suited for the first time buyer(s). Available with IMMEDIATE VACANT POSSESSION, the accommodation benefits from gas central heating and UPVC double glazing, and briefly comprises: -

GROUND FLOOR, front lounge, lobby, separate dining room, and kitchen. FIRST FLOOR, passaged landing, two double bedrooms, and bathroom. OUTSIDE, two brick stores, and enclosed rear garden. EPC E, Council Tax Band A.

# 10 Howe Street, , Derby, DE22 3ER

## THE PROPERTY



A traditional mid-terraced, which has been the subject of much improvement over recent years, and offers a highly affordable entry into the property market for the first time buyer(s). The property is available with immediate vacant possession and comprises; two reception rooms, lobby, kitchen, two double bedrooms, bathroom, rear garden, and two stores.

## LOCATION

The property enjoys an ever-popular location off Slack Lane, within walking distance of the city centre and amenities, yet also convenient for the Royal Derby Hospital, and Markeaton Park. Ease of access is afforded to the A52, A38, and A50 for commuting throughout the region.

## DIRECTIONS

When leaving Derby city centre by vehicle, proceed along Ashbourne Road, and at the end of Friar Gate at the traffic lights turn left into Uttoxeter Old Road,

and taking the fourth right turn into Slack Lane, before taking the fifth right turn into Howe Street.

What 3 Words /// mining.home.shade

## VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13520

## ACCOMMODATION

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

## GROUND FLOOR

### FRONT LOUNGE

3.43m x 3.38m (11'3" x 11'1")



Having front entrance door, UPVC double glazed window, full-width stone fireplace with slate hearth and TV plinth, and central heating radiator.

### LOBBY

Having understairs cupboard.

## REAR DINING ROOM

3.71m x 3.40m (12'2" x 11'2")



Having brick fireplace, UPVC double glazed window, and central heating radiator.

## KITCHEN

3.00m x 1.78m (9'10" x 5'10")



## BEDROOM ONE

4.17m x 3.43m (13'8" x 11'3")



## BEDROOM TWO

3.71m x 3.48m (12'2" x 11'5")



Having fitments comprising; single base unit, drawers, one double corner wall unit, and two single wall units, together with work surface area with tiled splashback, UPVC double glazed window to the rear, gas point, multi-pane glazed door to outside, and Gloworm gas central heating boiler providing domestic hot water and central heating.

## FIRST FLOOR

### PASSAGED LANDING

Having stripped pine doors to principal rooms.

Having fitments comprising; two double wardrobes with top cupboards, together with UPVC double glazed window, and central heating radiator.

Having UPVC double glazed window, central heating radiator, and stripped pine door to walk-in storage with loft ventilation unit.

## BATHROOM

2.97m x 1.78m (9'9" x 5'10")



Having modern suite comprising; low-level WC, pedestal wash hand basin, and panelled bath with electric shower unit over, together with tiled walls, central heating radiator, UPVC double glazed window, and built-in airing cupboard housing the hot water cylinder.

## OUTSIDE

## REAR GARDEN



Enclosed for privacy, having lawn, flower borders, paved patio, and incorporating two useful brick stores.

## ADDITIONAL INFORMATION

### TENURE

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

### 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.

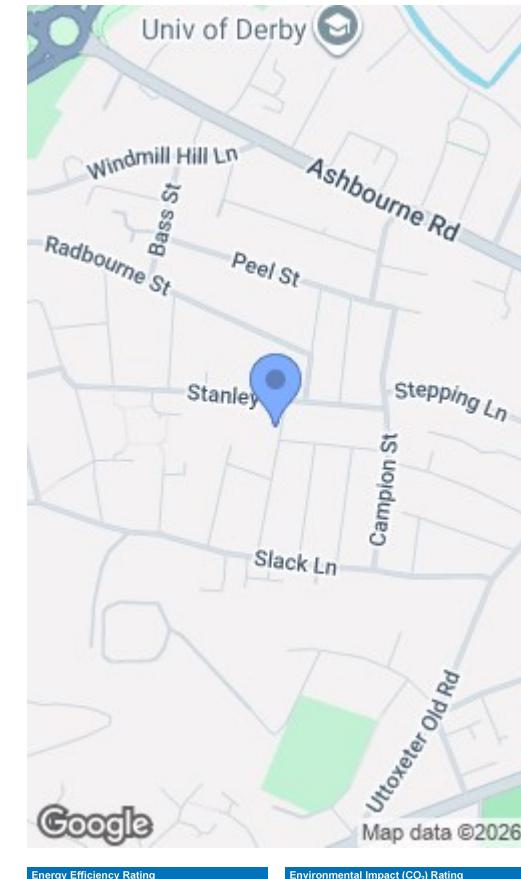
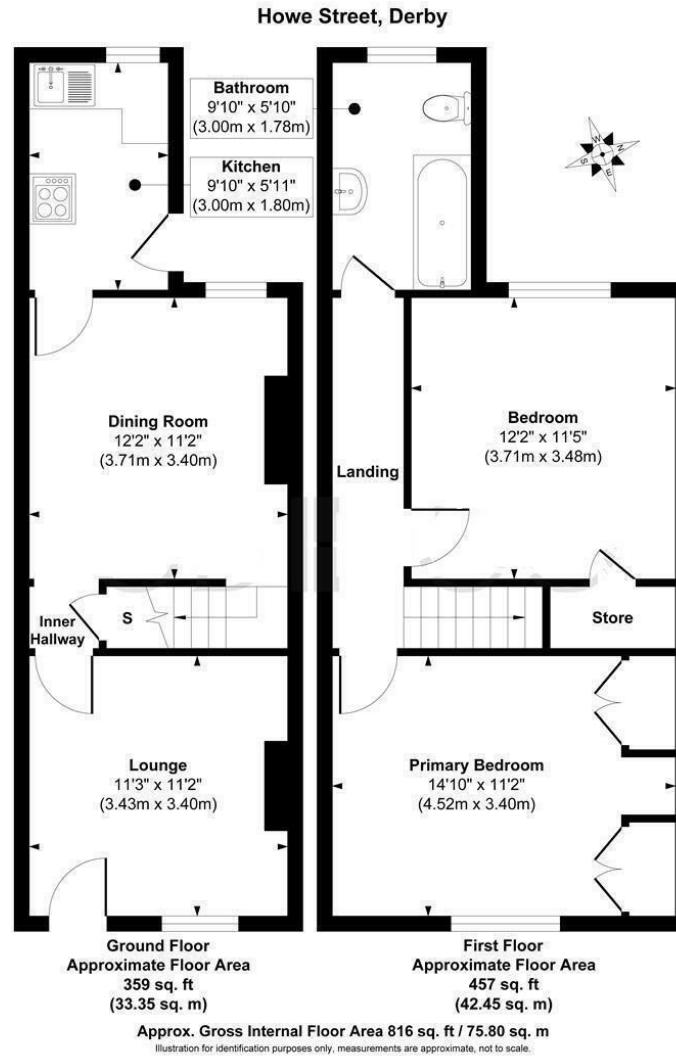
We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

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: R13520**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (B2 plus)	A	Very environmentally friendly - lower CO <sub>2</sub> emissions (B1 plus)	A
(B1-B1)	B	(B1-B1)	B
(B0-B0)	C	(B0-B0)	C
(D5-D3)	D	(D5-D3)	D
(D3-D4)	E	(D3-D4)	E
(F2-F3)	F	(F2-F3)	F
(F1-F2)	G	(F1-F2)	G

Not energy efficient - higher running costs  
EU Directive 2002/91/EC

England & Wales

Not environmentally friendly - higher CO<sub>2</sub> emissions  
EU Directive 2009/148/EC

England & Wales

**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