

## 39 Kinglas Drive, Mickleover, Derby, DE3 0AX

Offers Around £220,000

Freehold



- Modern Townhouse
- Double Glazed & Gas Central Heated
- Fitted Guest Cloakroom
- Breakfast Kitchen & Lounge
- Two Bedrooms & Bathroom
- Enclosed Rear Garden
- Two Allocated Parking Spaces
- Ideal First Time Buy or Investment
- Popular Village Location
- Close to Excellent Amenities





## Summary

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This is a modern, two bedroom, end townhouse occupying a popular location in Mickleover.

The property is double glazed and gas central heated with lounge, breakfast kitchen and fitted guest cloakroom. The first floor landing leads to two bedrooms and a bathroom. The property has Hive central heating.

The property benefits from an enclosed, lawned garden and has two allocated parking spaces opposite the property.

# F&C

## The Location

Mickleover is a very popular suburb of Derby with a bustling centre. There are a varied range of amenities including schooling, gym, restaurants, regular bus service and easy access into Derby City centre. The property is also close to major transport links.

## Accommodation

### Ground Floor

#### Breakfast Kitchen

14'5" x 12'8" (4.41 x 3.88)

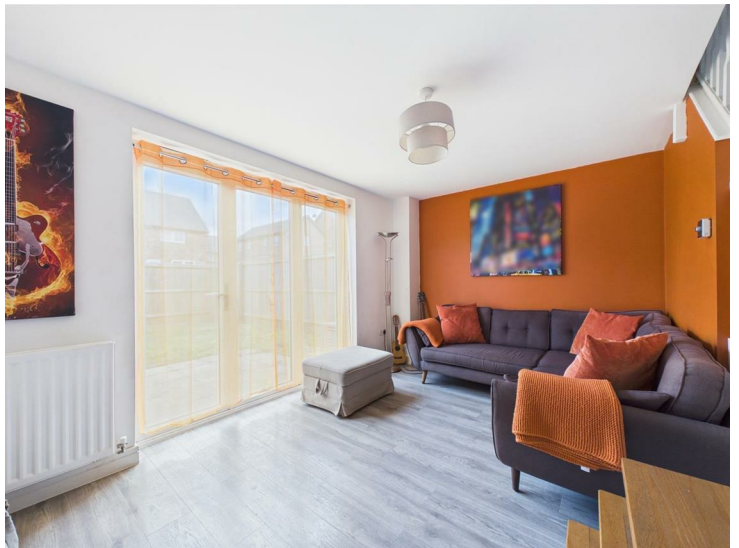
An entrance door provides access to breakfast kitchen with space for a table, central heating radiator, wood effect worktops with matching upstands, inset sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, integrated washing machine, inset four plate electric hob with extractor hood over, built-in oven, fridge freezer and dishwasher, double glazed window to front, staircase to first floor and open access to lounge.



#### Lounge

14'6" x 9'5" (4.44 x 2.89)

Having a central heating radiator and double glazed bifold doors to garden.



#### Fitted Guest Cloakroom

6'0" x 4'9" (1.83 x 1.46)

Appointed with a low flush WC, half pedestal wash handbasin and central heating radiator.

#### First Floor Landing

6'8" x 3'4" (2.05 x 1.04)

### **Bedroom One**

14'8" x 9'0" (4.49 x 2.76)

With central heating radiator, fitted storage and two double glazed windows to front.



### **Bedroom Two**

9'0" x 7'5" (2.75 x 2.27)

Having a central heating radiator and double glazed window to rear.



### **Bathroom**

6'7" x 5'5" (2.03 x 1.67)

Appointed with a low flush WC, half pedestal wash handbasin, bath with shower over, central heating radiator and double glazed window to rear.



### **Outside**

To the rear of the property is an enclosed garden with lawn and patio.

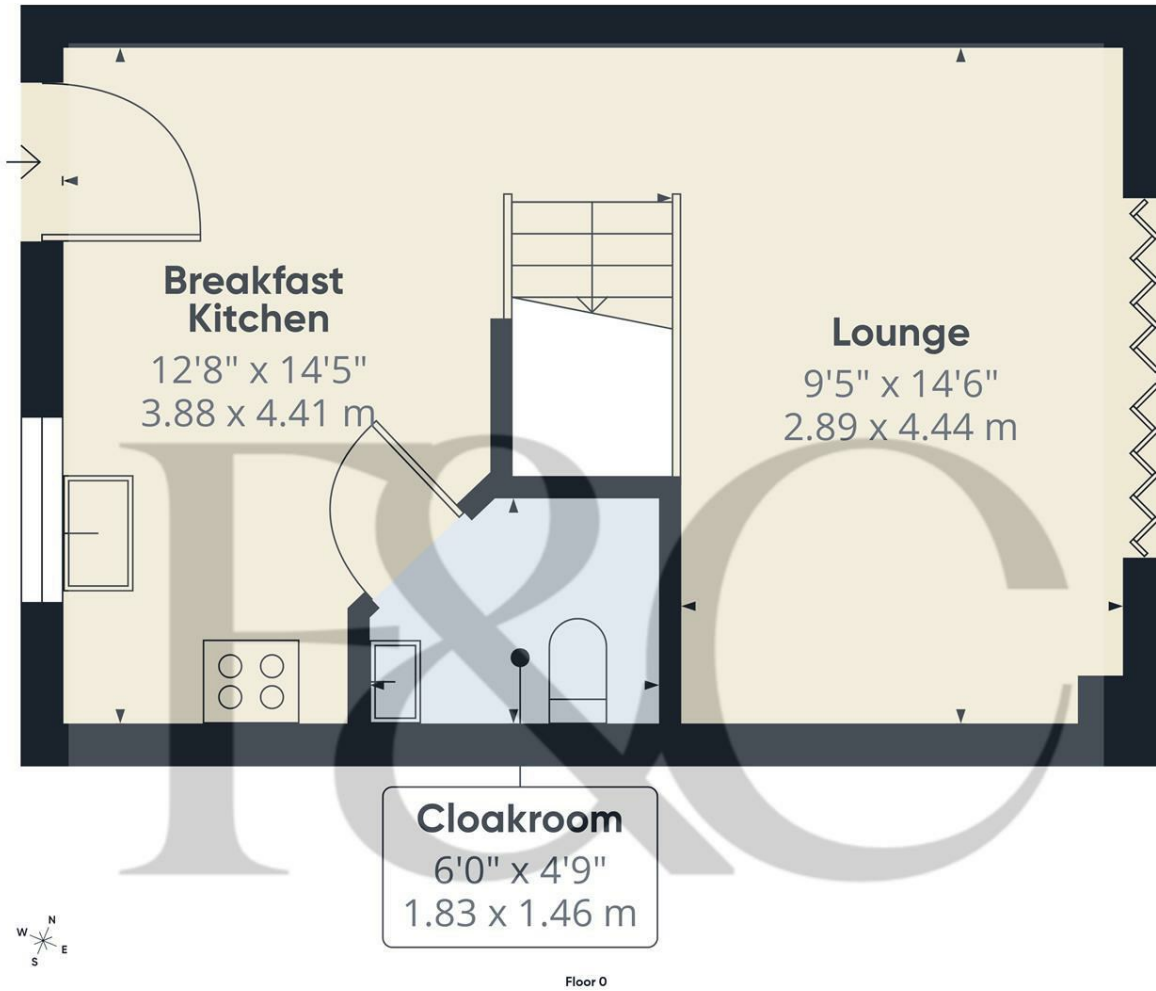
Opposite the property, to the front, are two allocated car parking spaces.



### **Estate Management Fees**

Please note, we have been informed by the vendor that there is a biannual estate service charge of £89. Should you proceed with the purchase of this property this must be verified by your solicitor.

### **Council Tax Band B**

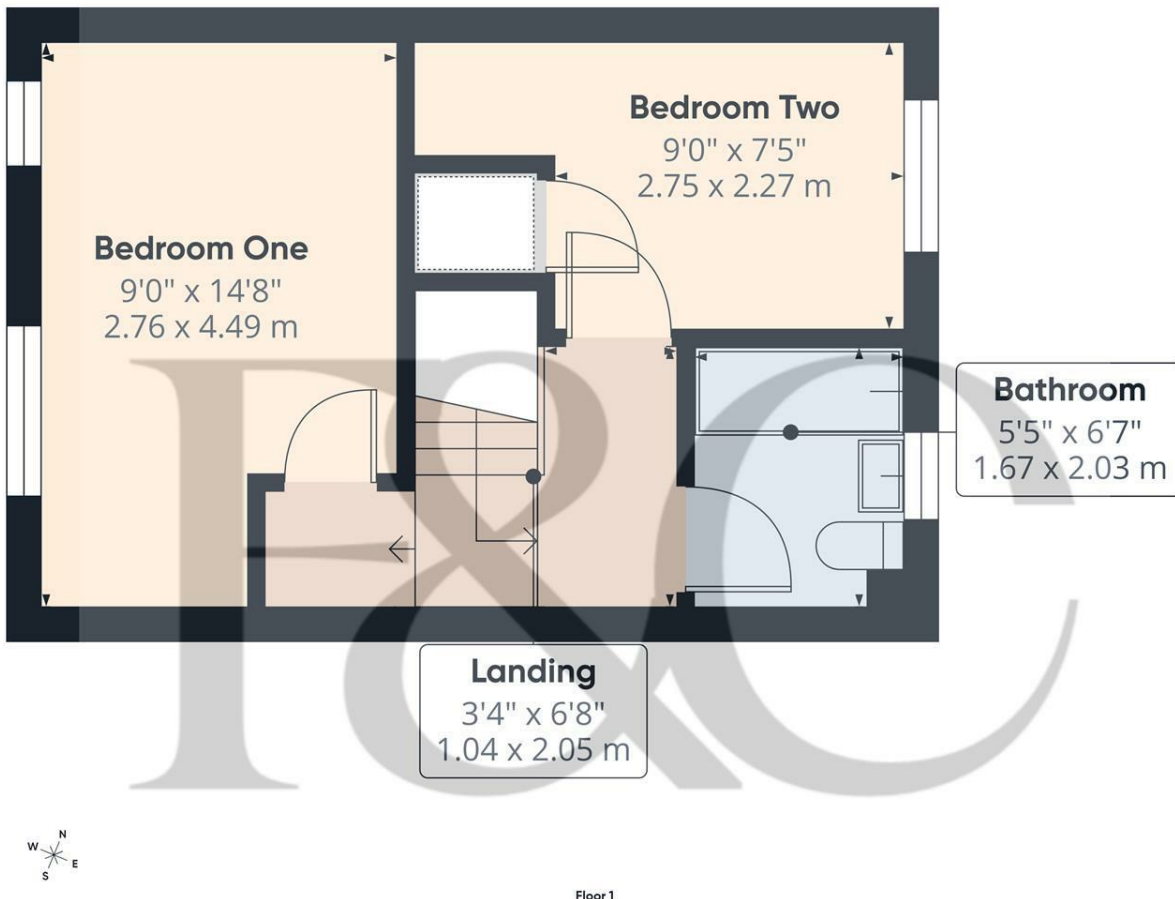


Approximate total area<sup>(1)</sup>  
322 ft<sup>2</sup>  
29.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area<sup>(1)</sup>  
274 ft<sup>2</sup>  
25.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council Tax Band: B  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	