

109 Vicarage Road, Mickleover, Derby, DE3 0ED

Offers Around £225,000

Freehold



- A Well-Presented Townhouse
- Entrance Hall with Spacious Lounge off
- Breakfast Kitchen & Conservatory
- Three First Floor Bedrooms & Bathroom
- Low Maintenance Enclosed Rear Garden
- Lawn Fore-Garden
- Parking Space to Rear
- Highly Convenient for Amenities
- Close to Excellent Transport Links
- Viewing Recommended





Summary

This is a well-presented, three bedroom, mid-town house occupying a highly convenient location in Mickleover.

The property is double glazed and gas central heated and comprises entrance hall, lounge, breakfast kitchen and conservatory. The first floor leads to three bedrooms and a bathroom.

There is a low maintenance, enclosed rear garden with space for parking and a lawn fore-garden to the front.

F&C

The Location

The property's location Vicarage Road offers easy access to excellent amenities including a primary school, doctors, dentist, supermarket, a varied selection of shops, real ale pubs, restaurants and a regular bus service into Derby City centre. The property is also convenient for employers Toyota and Rolls-Royce.

Accommodation

Ground Floor

Entrance Hall

4'4" x 4'3" (1.34 x 1.31)

A panelled and glazed entrance door provides access to hallway with central heating radiator and staircase to first floor.

Lounge

14'5" x 11'9" (4.41 x 3.60)

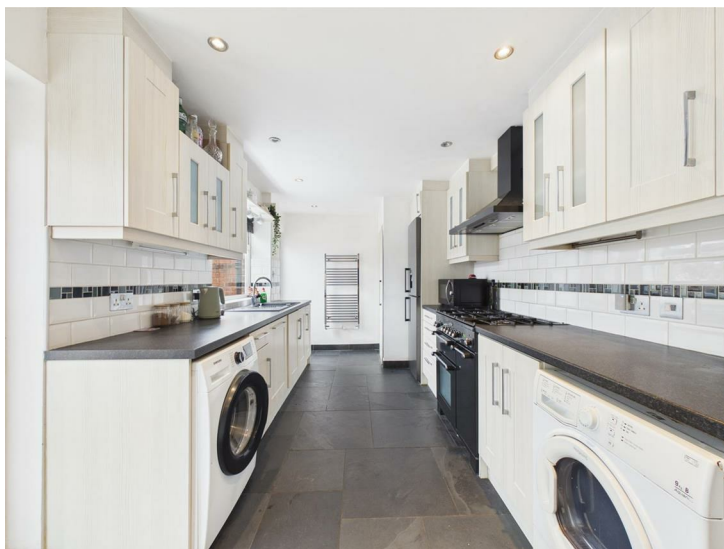
Featuring a fireplace with decorative surround, central heating radiator and double glazed window to front.



Breakfast Kitchen

18'0" x 8'4" (5.50 x 2.56)

Comprising granite effect worktops, tiled surrounds, inset sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, appliance space suitable for gas range cooker with extractor hood over, further appliance spaces for fridge freezer, washing machine and tumble dryer, integrated dishwasher, chrome towel radiator, recessed ceiling spotlighting, useful storage cupboard/pantry and double glazed window and door to rear.



Conservatory

7'5" x 6'8" (2.28 x 2.04)

Ideal for use as a dining room with central heating radiator, double glazed windows and French doors to garden.



First Floor Landing

5'8" x 3'0" (1.75 x 0.93)

A semi-galleried landing.

Bedroom One

12'0" x 10'5" (3.68 x 3.18)

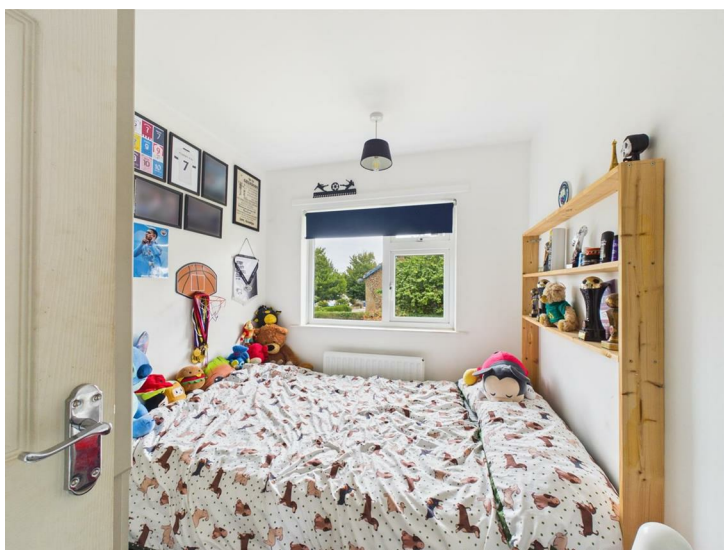
Having a central heating radiator and double glazed window to front.



Bedroom Two

11'10" x 8'5" (3.62 x 2.59)

With central heating radiator and double glazed window to rear.



Bedroom Three

8'10" x 7'3" (2.70 x 2.23)

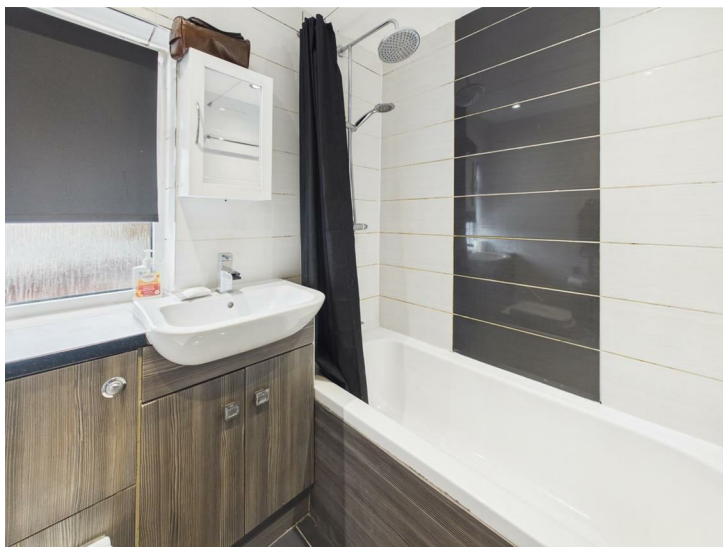
Having a central heating radiator and double glazed window to rear.



Bathroom

5'10" x 5'5" (1.78 x 1.67)

Appointed with a low flush WC, vanity unit with wash handbasin and storage beneath, panelled bath with a shower over, chrome towel radiator and double glazed window to rear.



Outside

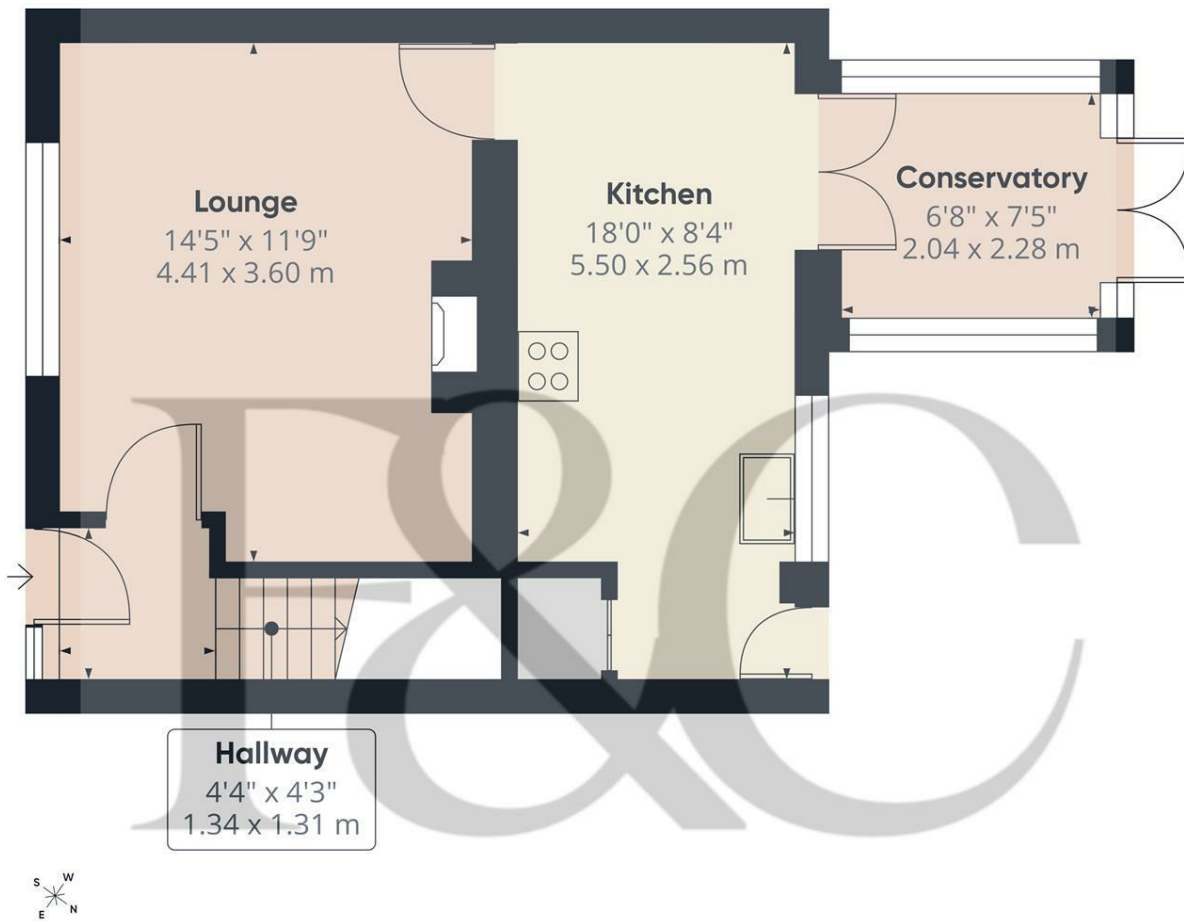
To the front of the property is a pleasant, enclosed fore-garden.

To the rear of the property is an enclosed garden with extensive patio/terrace and rear gated access to hard standing, ideal for use as a parking space.



Council Tax Band B





Floor 0

Approximate total area⁽¹⁾

407 ft²
37.8 m²

(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.

GIRAFFE360



Floor 1

Approximate total area⁽¹⁾

333 ft²
31 m²

(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.

GIRAFFE360



Duffield Office
Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office
15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office
3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

Nottingham Office
2 Broadway
The Birkin Building
Lace Market
Nottingham
NG1 1PS

01158 222244
nottingham@fletcherandcompany.co.uk

109 Vicarage Road
Mickleover
Derby
DE3 0ED

Council Tax Band: B
Tenure: Freehold



Energy Efficiency Rating

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