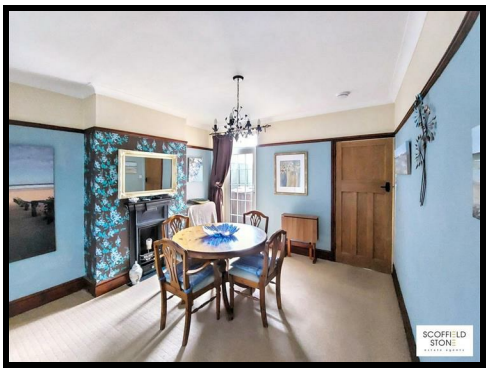
SCOFFIELD STONE
estate agents







**10 Warner Street, Mickleover, Derby, DE3 0GG**

**£190,000**

Chain Free - At the heart of Mickleover, this traditional two bedroom terrace offers two reception rooms, a practical galley kitchen with French doors, and an enclosed lawned garden with decked seating. UPVC double glazing and gas central heating feature throughout, with village amenities and strong road links close at hand.

Sales: 01283 777100
Lettings: 01332 511000
**www.scoffieldstone.co.uk**

# 10 Warner Street, Mickleover, Derby, DE3 0GG

## Summary Description

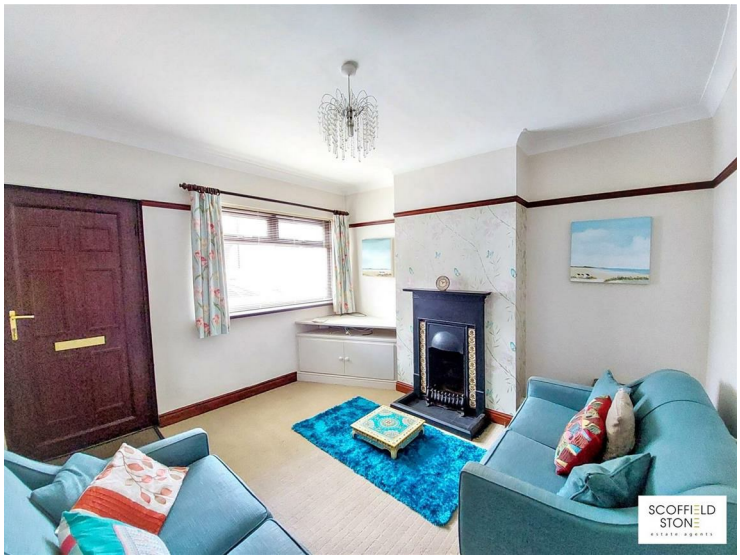
Tucked away in a peaceful cul de sac at the heart of Mickleover, this traditional two bedroom mid terrace blends village convenience with classic charm. The home provides an easy flowing layout with separate lounge and dining room, a practical galley kitchen, two double bedrooms and a first floor bathroom. To the rear, an enclosed lawned garden offers a pleasant outlook and room to relax, while on street parking serves day to day needs.

Inside, the lounge and dining room create two distinct living spaces for quiet time or entertaining. The kitchen is fitted with a range of units and French doors opening to the garden, where a path leads to a decked seating area. The bathroom includes a white suite with shower over the bath and useful airing cupboard storage. UPVC double glazed windows and gas central heating support year round comfort. The floor plan shows an approximate gross internal area of 71 square metres, 764 square feet, giving well balanced rooms throughout, including a generous principal bedroom and a second double bedroom.

Mickleover is a well regarded village setting within Derby, known for its historic centre, friendly community and strong amenities. Everyday shopping, cafes and services are within easy reach, with primary and secondary schooling available locally. Excellent transport links connect to Derby city centre, the A516, A38 and A50, placing major employers and regional towns within straightforward commuting distance. Green spaces and countryside walks are close by, adding to the appeal for both first time buyers and downsizers seeking convenience without giving up outside space.

## LOUNGE

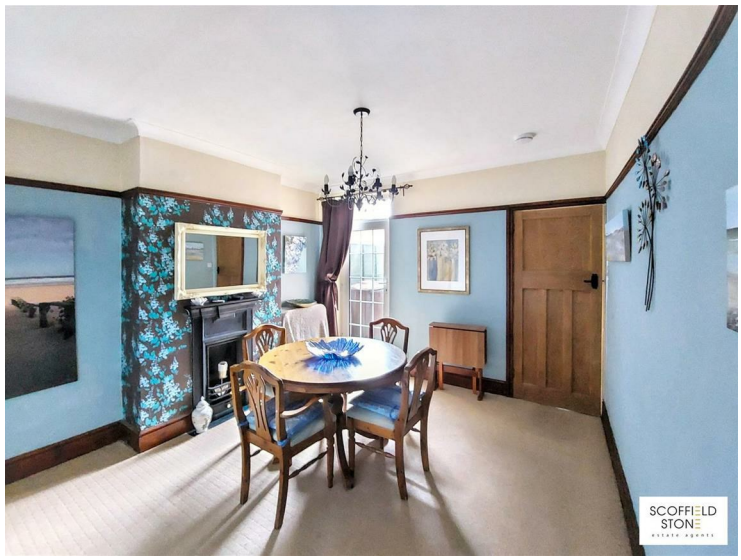
11'5 x 12'0 (3.48m x 3.66m)




Neutrally decorated with flooring carpeted, Radiator, UPVC double glazed window, decorative fireplace (Decorative purposes only)

## DINING ROOM

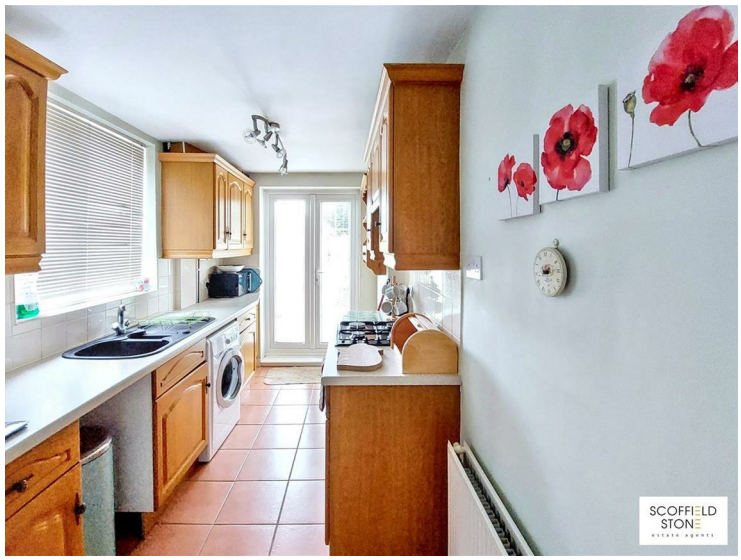
11'2 x 12'2 (3.40m x 3.71m)




Carpet to floor, decorated neutrally with a feature wall, Radiator, UPVC double glazed side door

## KITCHEN

6'6 x 12'10 (1.98m x 3.91m)




A range of wooden floor and wall kitchen units, radiator, with rear aspect uPVC double glazed French doors leading to rear garden. Neutrally decorated and tiled flooring, having a Fridge/Freezer, washing machine, integrated electric oven, gas hob and electric extractor hood.

## STAIRS AND LANDING

Carpets to floor, decorated neutrally

# 10 Warner Street, Mickleover, Derby, DE3 0GG

## BEDROOM ONE
11'2 x 11'9 (3.40m x 3.58m)



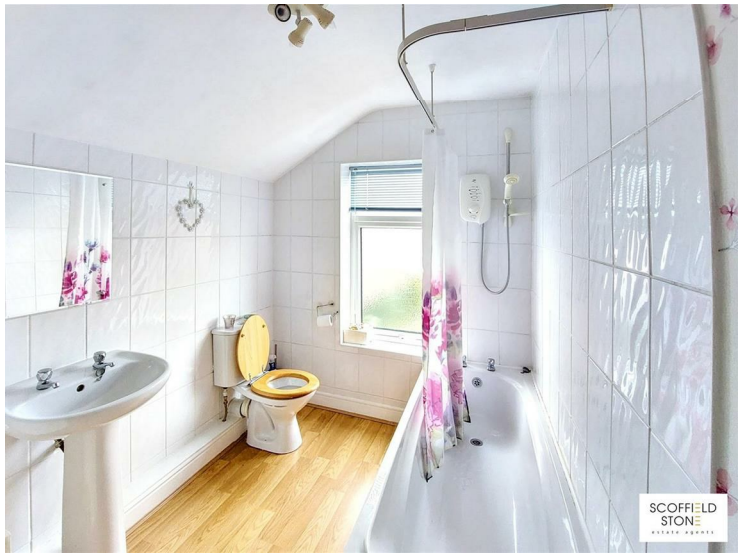
Having carpet to floor, neutrally decorated, double bedroom, front aspect uPVC double glazed window, radiator.

## BEDROOM TWO
8'7 x 11'9 (2.62m x 3.58m)



Single bedroom, wooden laminate flooring and neutrally decorated, built in storage cupboard, uPVC double glazed window and radiator

## BATHROOM
6'6 x 8'11 (1.98m x 2.72m)



Having laminate flooring, half tiled and half neutrally decorated walls white bathroom suite comprising of Bath with electric shower over, basin and toilet. Built in cupboard with water tank and slatted shelves. uPVC obscure double-glazed window to rear aspect and radiator.

## GARDEN



Laid to lawn with pathway leading to decked patio area, shared access pathway.

## Material Information
Verified Material Information

Council Tax band: B
Tenure: Freehold
Property type: House
Property construction: Standard brick and block construction
Energy Performance rating: D
Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Sales: 01283 777100
Lettings: 01332 511000
www.scoffieldstone.co.uk

Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed. The system was installed at an unknown date.
Heating features: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Great
Parking: On Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: Yes: Between the building and the rear garden of this terrace there is a path shared with the neighbours
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No
Loft access: Yes - insulated and unboarded, accessed by: Through a hatch on a cupboard in the second bedroom

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Follow the link for the full report:
https://moverly.com/sale/B2mGpkzvgsReQM4ECyxxzX/view

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

## Buying to Let?

Guide achievable rent price: £950pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

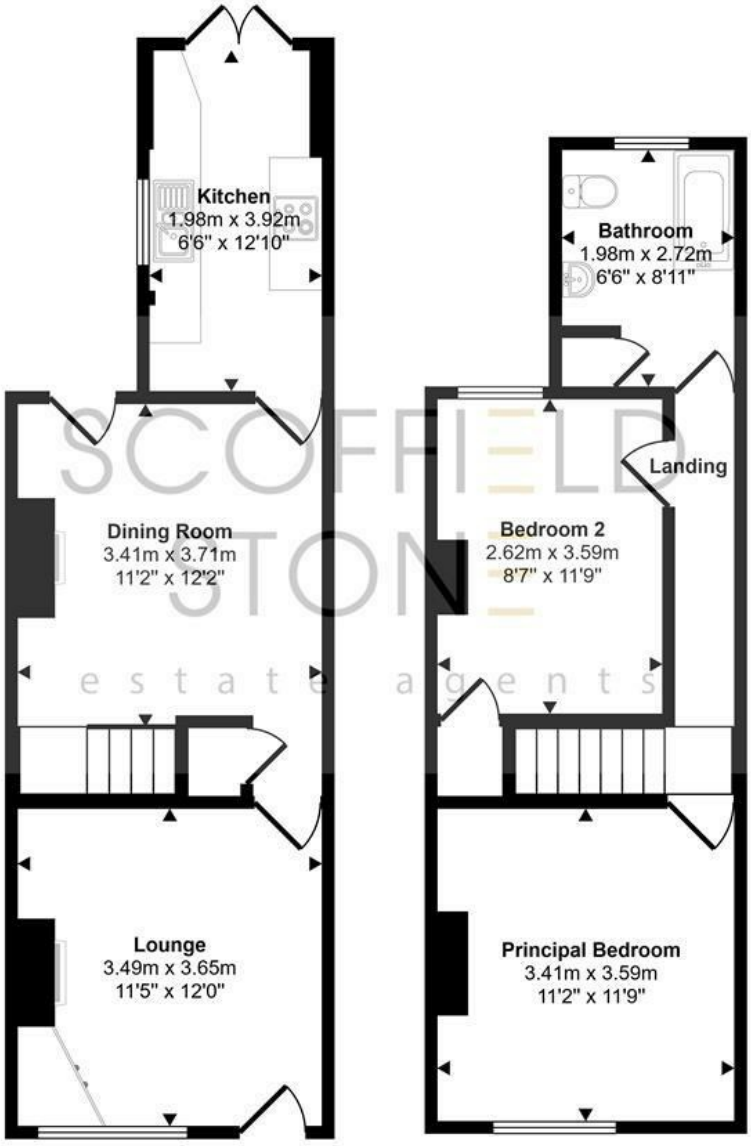
## Location / what3words

///worth.relate.pigs

## ID Checks for buyers

To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small charge of £25 per person to cover the cost of these checks.

Approx Gross Internal Area
71 sq m / 764 sq ft

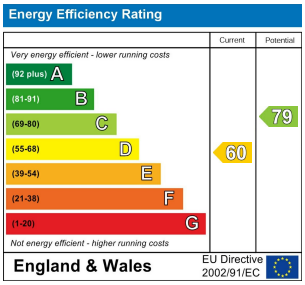


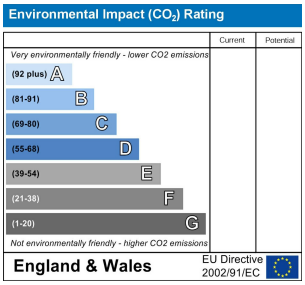

Ground Floor
**Approx 37 sq m / 398 sq ft**

First Floor
**Approx 34 sq m / 366 sq ft**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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