



**17 The Green, Mickleover, Derby, DE3 0DE**

**£190,000**

A charming Grade II listed two-bedroom mid-terrace in the heart of Mickleover's conservation area. Blending period features such as exposed beams and a wood burner stove with a modern kitchen, bathroom, and a pleasant garden, this well-presented property is an ideal opportunity for first-time buyers or investors.



## 17 The Green, Mickleover, Derby, DE3 0DE

### Summary Description

Situated in the heart of Mickleover's historic conservation area, this charming two-bedroom mid-terrace home combines traditional character with modern convenience. Perfectly suited to first-time buyers or investors, the property is well presented throughout and retains a wealth of period style, while offering practical living spaces and a welcoming atmosphere.

The property opens into a sitting room with exposed beams and a brick fireplace housing a wood-burning stove, creating an inviting focal point. The modern kitchen features shaker-style units, stone-effect worktops, and a stable door leading to the rear garden. Upstairs, there are two bedrooms, one with a feature cast iron fireplace and fitted storage, while the second offers clever bespoke storage solutions. The bathroom is tastefully updated with a modern suite and shower-over-bath arrangement. Outside, the enclosed rear garden provides a mix of lawn and patio, along with two brick-built outhouses and an additional shared store, while on-street parking serves the frontage.

Mickleover is a sought-after suburb of Derby, known for its blend of historic charm and excellent local amenities. The property's location within the conservation area places it close to local shops, cafes, pubs, and healthcare services. Well-regarded primary and secondary schools are nearby, making the area attractive to families. Excellent road links via the A38, A50 and Derby's outer ring road provide easy access to neighbouring towns and cities, while regular public transport connections link Mickleover to Derby city centre and beyond.

This is a wonderful opportunity to secure a traditional home in one of Derby's most desirable residential locations.

### Entrance to:

### Sitting room

11'8" x 11'2" (3.58 x 3.42)



Having wood effect cushion flooring, front aspect hardwood window, front aspect hardwood part obscure glazed main entrance door, exposed beams, brick fireplace with wood burner stove, radiator, tv and telephone points.

### Kitchen

11'8" x 8'4" (3.58 x 2.55)



Having wood effect cushion flooring, rear aspect upvc double glazed window, exposed beams, fitted wall and floor units to white in shaker style with stone effect roll edge worktops and Metro style tiled splashbacks, inset ceramic sink with drainer and chrome mixer tap, under counter space and plumbing for washing machine, space for gas/electric cooker, rear aspect hardwood stable door to garden.

### Stairs/Landing

Carpeted, inset lights to ceiling, panelled walls.

### Bedroom One

11'8" x 11'2" (3.58 x 3.42)



Carpeted, front aspect hardwood window, inset lights to ceiling, fitted wardrobe, feature cast iron fireplace, radiator.

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## Bedroom Two

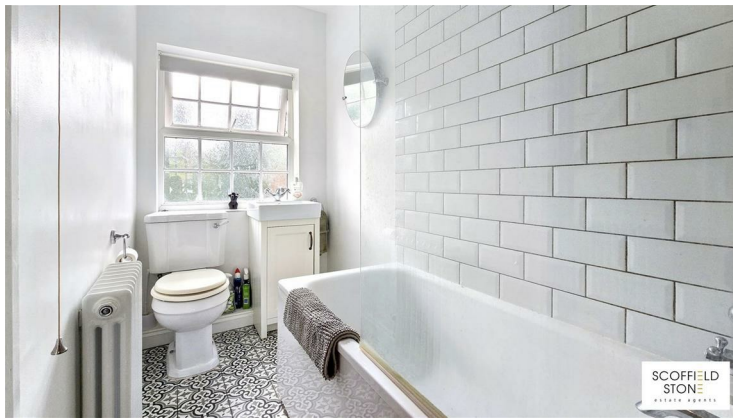
8'3" x 4'5" (2.53 x 1.36)



Having wood effect laminate flooring, rear aspect upvc double glazed window, inset lights to ceiling, panelled walls, clever use of over stairs area with bespoke storage solutions, radiator.

## Bathroom

8'1" x 4'2" (2.48 x 1.28)



Having ceramic tiled flooring, rear aspect upvc double glazed window, inset lights to ceiling, low flush wc, pedestal wash hand basin with chrome mixer tap set to vanity cupboard, bathtub with chrome mixer tap having shower attachment and plumbed shower over, radiator.

## OUTSIDE

### Frontage

The property greets the street with car parking being on road.

## Rear Garden



An enclosed garden of modest proportion with lawn, and paved patio. Outside tap. There are two brick outhouses and one shared brick outhouse.

## 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

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: Wood burner

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great

Parking: On Street

Building safety issues: No

Restrictions - Listed Building: Grade 2 listed

Restrictions - Conservation Area: Mickleover conservation area

Restrictions - Tree Preservation Orders: None

Public right of way: Yes: Access to our garden for number 16 as their shed is in our garden.

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: Yes

Loft access: Yes - uninsulated and boarded, accessed by: Ladder attached

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## 17 The Green, Mickleover, Derby, DE3 0DE

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.

Please follow the link for the online report:

<https://moverly.com/sale/W5pV2L9zaDsgSe9d2P6rQR/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: £900pcm

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

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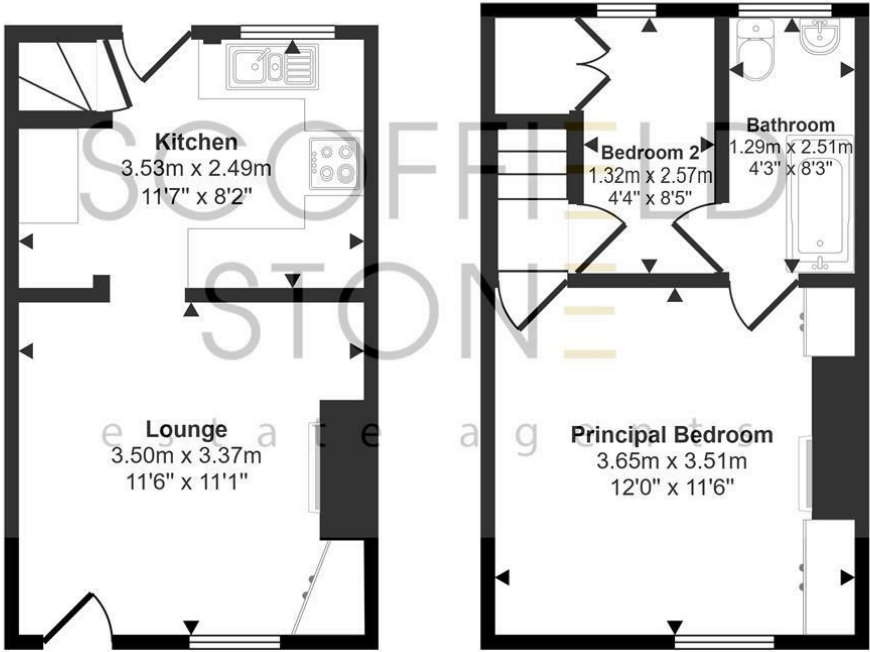
### ID Checks for buyers

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.



Sales: 01283 777100  
Lettings: 01332 511000  
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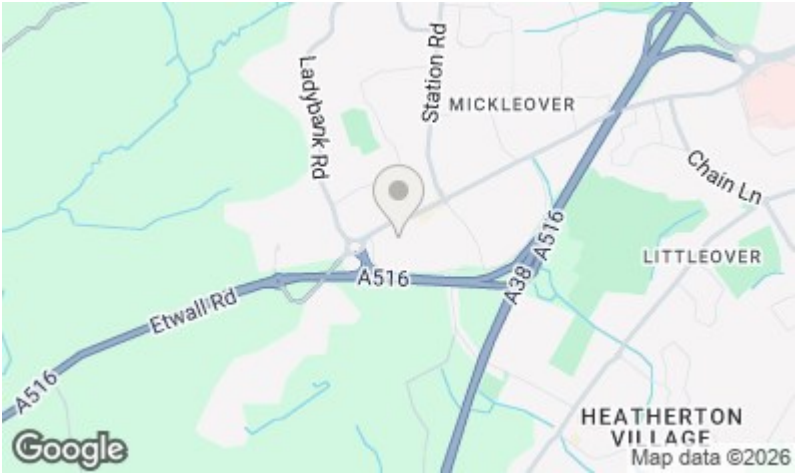
Approx Gross Internal Area  
44 sq m / 472 sq ft



Ground Floor  
Approx 21 sq m / 227 sq ft

First Floor  
Approx 23 sq m / 244 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.



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	83

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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