



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

**£175,000**

CHAIN FREE - A charming, terraced home in the heart of Mickleover's historic conservation area. With traditional features, neutral décor and a private rear garden, this chain-free property is ideal for first-time buyers or investors looking for character and convenience in a well-loved village location close to amenities and transport.



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

### Summary Description

Tucked away in the heart of Mickleover's historic conservation area, this charming, terraced home offers a rare opportunity to acquire a traditional property in a highly sought-after village setting. Situated behind The Square, the home enjoys a peaceful yet central location ideal for first-time buyers, downsizers or investors seeking convenience, character, and potential.

While the property would benefit from some modernisation, it is well maintained and neutrally presented throughout. The ground floor comprises a front-facing sitting room with exposed beams and brick fireplace, flowing into a compact yet functional kitchen overlooking the rear garden. Upstairs, you'll find a good-sized double bedroom with fitted wardrobes, a versatile study or nursery with a fitted cabin bed, and a neutrally finished bathroom. Outside, a slim, enclosed rear garden provides a private space for relaxing or light gardening, while the property's direct pavement frontage adds to its traditional appeal.

Mickleover is one of Derby's most desirable suburbs, offering a wealth of amenities including independent shops, cafés, pubs, and supermarkets, all within walking distance. Families will appreciate access to well-regarded schools, while excellent road links via the A38 and A50 ensure swift travel into Derby city centre and beyond. Regular bus services and easy access to nearby cycle routes enhance connectivity. Whether you're looking for a characterful home or a sound long-term investment, this delightful property is chain-free and ready to view.

### Entrance to:-

### Sitting Room

11'1" x 11'7" (3.39 x 3.54)



Carpeted and neutrally decorated with front aspect timber framed door, front aspect timber framed window, exposed beams to ceiling, brick fireplace, radiator.

### Kitchen

8'4" x 8'8" (2.56 x 2.65)



Having ceramic tile effect cushion flooring and neutral decor with rear aspect part obscure glazed timber door to garden, rear aspect timber framed window, exposed beams to ceiling, fitted wall and floor units with worktop and tiled splashbacks, inset composite sink with drainer and chrome mixer tap, integrated electric oven with gas hob over and extractor hood, under counter space and plumbing for appliances, under stairs pantry storage, wall mounted gas combination boiler, radiator.

### Stairs/Landing

Carpeted and neutrally decorated, access to roof space.

### Bedroom One

11'2" x 11'8" (3.41 x 3.57)



Carpeted and neutrally decorated with front aspect timber framed window, fitted wardrobes, radiator.



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### Study

5'10" x 7'2" (1.78 x 2.19)



Carpeted and neutrally decorated with rear aspect timber framed window, radiator.

### Bathroom



Having ceramic tile effect cushion flooring and neutral decor with rear aspect obscure glazed timber framed window, low flush wc, bathtub with hot and cold taps and electric shower over, pedestal wash hand basin with hot and cold taps, tiled splashbacks, radiator.

### OUTSIDE

#### Frontage

The property enjoys a direct pavement frontage in a traditional residential terraced street, offering easy access to local amenities.

### Rear Garden



To the rear you will find a slim, enclosed and private lawned garden with some established planting.

### Material Information

Verified Material Information

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: Survey Instructed

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.

Heating features: Double glazing

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 1,2 listing ? For front of building

Restrictions - Conservation Area: I think so ? Front of building

Restrictions - Tree Preservation Orders: None

Public right of way: Yes: Mid terrace house

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

For additional material information, please follow the link:  
<https://moverly.com/sale/QJ54yiwVUEs9jXfCF2HjL/view>

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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.

### 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: £795pcm

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

what3words ///armed.chats.clubs

### ID Checks for buyers

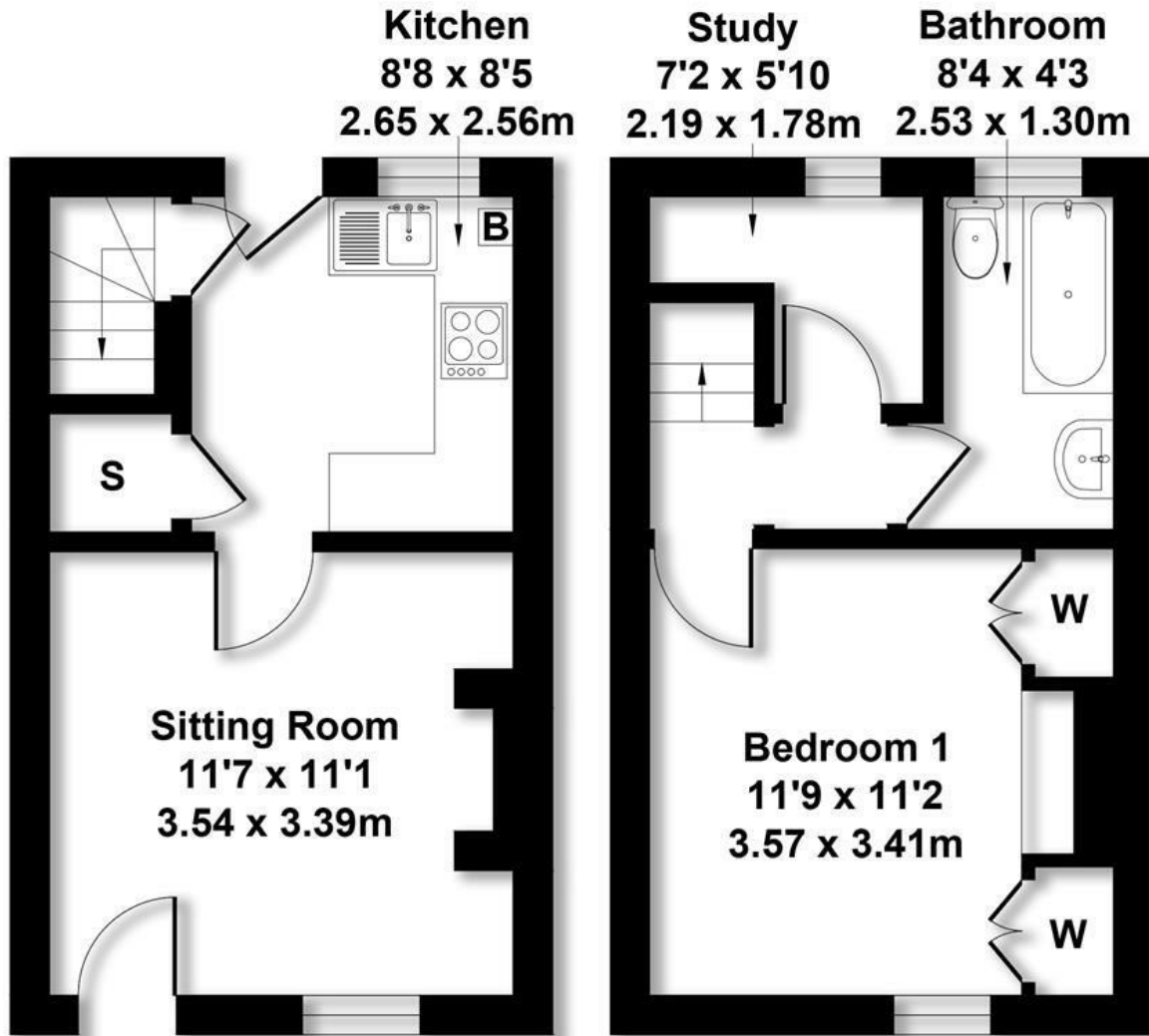
To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small charge of £25 per person to cover the cost of these checks.



Sales: 01283 777100  
Lettings: 01332 511000  
[www.scoffieldstone.co.uk](http://www.scoffieldstone.co.uk)

# 15 The Green

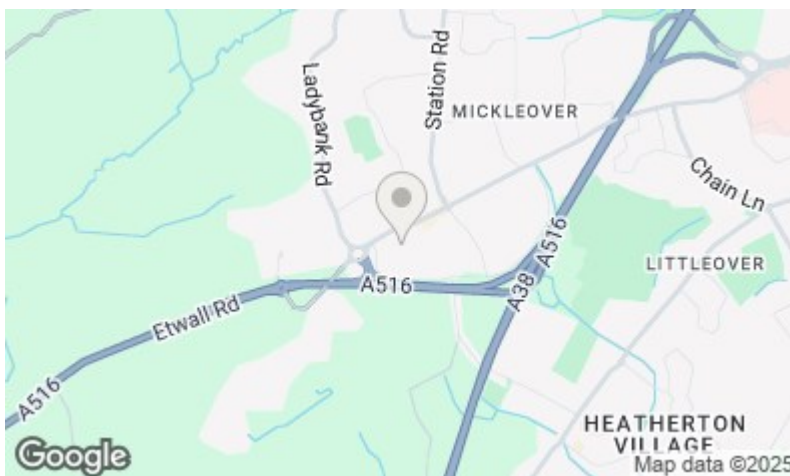
Approximate Gross Internal Area  
463 sq ft - 43 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Hilton Office**  
Unit 6, Neighbourhood Centre  
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Hilton, Derby DE65 5JR

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