



GADSBY
NICHOLS

26 Marcus Street, Chester Green, Derby, DE1 3SE
£205,000

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A HIGHLY APPEALING, TWO-DOUBLE-BEDROOMED MID-TERRACED residence, situated within Little Chester Conservation Area, in the extremely popular Chester Green area, within walking distance of Derby city centre, and close to Darley Park. The property has been the subject of extensive refurbishment over recent years, and requires internal inspection to be fully appreciated. Having the benefit of gas central heating and UPVC double glazing, the accommodation briefly comprises: -

GROUND FLOOR, front lounge, separate dining room, and extensive kitchen with modern fitments and integrated appliances. FIRST FLOOR, passaged landing, two double bedrooms, and spacious modern bathroom with separate shower. OUTSIDE, pleasant rear garden incorporating large pergola. EPC E, Council Tax Band A.

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THE PROPERTY



A spacious mid-terraced home, which due to part of the first floor extending over the shared side passageway, offers generous bedroom accommodation. The property has been subject of extensive refurbishment, with internal inspection highly recommended. Comprising; two reception rooms, extended breakfast kitchen, two double bedrooms, modern bathroom with separate shower, and landscaped rear garden with pergola.

The property has a boarded and plastered loft space, with Velux double glazed rooflight, and offers potential for a third bedroom, subject to requirements, and obtaining the usual planning and building regulation approvals.

LOCATION



The property is situated within Little Chester Conservation Area, in the highly desirable location of Chester Green, within walking distance of the city centre for amenities, and Darley Park for pleasant riverside walks. The property also benefits from fronting a pedestrian area with central lawn. Ease of access is afforded to Derbys ring road systems, and onwards to the A38, A52 and A50 for commuting further afield.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed north along Old Mansfield Road towards Chester Green, continue over the first traffic island and passing Chester Green, then at the next traffic island turn left into Old Chester Road, left into Kirk Street, and right into Camp Street. The property can will then be approached on foot, due to its setting within the pedestrian area. Residents parking permits are in operation.

What 3 Words /// owls.wishes.panels

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13486.

ACCOMMODATION

Having the benefit of gas central heating, and UPVC double glazing, the detailed accommodation comprises: -

GROUND FLOOR

FRONT LOUNGE

3.56m x 3.48m (11'8" x 11'5")



Having UPVC double glazed entrance door, UPVC double glazed window, attractive Adam-style fire surround, dado rail to the walls, laminate flooring, ceiling coving, and central heating radiator.

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LOBBY

Having downstairs store.

DINING ROOM

3.66m x 3.56m (12'0" x 11'8")



Having laminate flooring, fire surround, UPVC double glazed window, central heating radiator, and door to the stairs to the first floor.



EXTENDED BREAKFAST KITCHEN

4.95m x 2.13m max (16'3" x 7'0" max)



Having modern cream fittings comprising; two single base units, drawers, larder unit, and four single wall units, together with integrated gas hob with extractor hood and light over, integrated electric oven, stainless steel sink unit with single drainer, plumbing for automatic washing machine, central

heating radiator, UPVC double glazed windows to the side and rear, UPVC double side entrance door, and Ideal wall-mounted gas-fired combination boiler providing domestic hot water and central heating.



FIRST FLOOR

PASSAGED LANDING

Having central heating radiator, and access to the loft space, which is boarded and plastered, with the benefit of a Velux double glazed rooflight, and offers potential for additional living space, subject to approvals.

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FRONT BEDROOM ONE

4.67m x 3.35m max, 2.49m min (15'4" x 11'0" max, 8'2" min)



Measurements are (15'4" x 11'0" maximum, 8'2" minimum/4.67m x 3.35m maximum, 2.49m minimum).

Having two UPVC double glazed windows to the front, central heating radiator, and laminate flooring.

BEDROOM TWO

3.71m x 3.66m (12'2" x 12'0")



Having UPVC double glazed window, laminate flooring, built-in cupboard, and central heating radiator.

LARGE BATHROOM

3.23m x 2.64m (10'7" x 8'8")



Having modern white sanitary ware comprising;

low-level WC, P-shaped panelled bath, wide wash hand basin in vanity unit with drawers under, and separate corner quadrant shower cubicle with electric shower unit, together with part-tiled walls, built-in airing cupboard, UPVC double glazed window, and central heating radiator.



OUTSIDE

SIDE ACCESS

Shared side passageway, to the rear to the: -

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REAR GARDEN



Enclosed for privacy, having paved patio, artificial lawn, flower borders, and large pergola with timber decking.

ADDITIONAL INFORMATION

TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

NOTE TO PURCHASERS

The area has residents parking permits, and we understand that the current charge for a permit is £35 (thirty-five pounds) per annum, through Derby City Council.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the

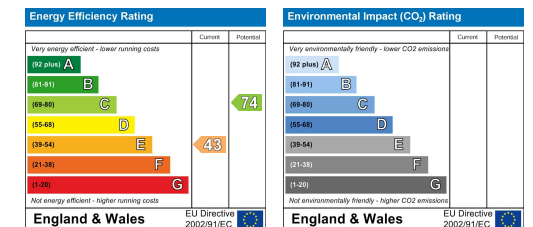
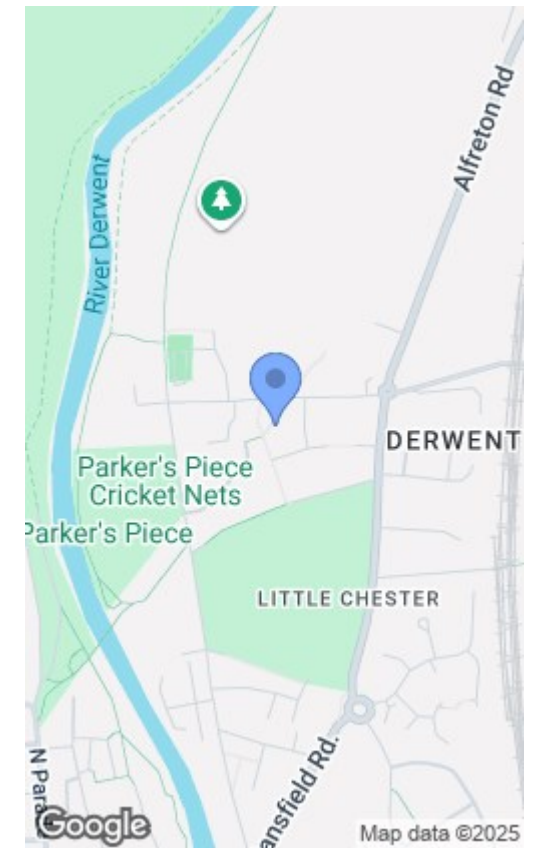
relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

REF: R13486



PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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