



9 Alma Heights, Mickleover Derby, DE3 9BF £195,000

AN APPEALING, TWO-BEDROOMED END-TOWNHOUSE, in a mature and popular residential location, within walking distance of Mickleover centre and excellent range of amenities, and is highly convenient for the Royal Derby Hospital. Being available with IMMEDIATE VACANT POSSESSION, the accommodation has the benefit of gas central heating, and UPVC double glazing, and briefly comprises: -

GROUND FLOOR, enclosed entrance porch, entrance hall, rear lounge dining room, and kitchen with modern fittings and integrated appliances. FIRST FLOOR, landing, two bedrooms, and modern shower room. OUTSIDE, driveway affording car standing, detached single garage incorporating WC, and delightful landscaped rear garden. EPC C, Council Tax Band B.

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The Property

A two-storey end-townhouse, which has seen improvements over recent years, but offers scope for further improvement to individual taste. The property is available with immediate vacant possession, and would be ideal for the first time buyer(s) or investor(s). Comprising; enclosed entrance porch, entrance hall, lounge dining room, kitchen, two bedrooms, shower room, single garage, driveway parking, and gardens.



Location

The property is situated on a private cul-de-sac, within walking distance of Mickleover centre and range of amenities to include; day-to-day shopping, places of worship, doctors and dentist surgeries, hair and beauty salons, eateries, public houses, schooling, and leisure facilities. An excellent, regular bus services operates to Derby city centre via the Royal Derby Hospital, and ease of access is afforded to the A38, A50 and A52 for commuting throughout the region.

Directions

When leaving Derby city centre by vehicle, proceed along Uttoxeter New Road towards Mickleover, continuing across the ring road traffic lights, and across the Royal Derby Hospital traffic island, still on Uttoxeter New Road, continue through the cross-roads traffic lights, and through the traffic lights at Western Road, take the second right turn into Cavendish Way, and left into Alma Heights.

What 3 Words /// quit.ground.rats

Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13469.

Accommodation

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

GROUND FLOOR

Enclosed Entrance Porch

Having UPVC double glazed entrance door, useful internal access door to the garage and WC. and part-glazed inner door opening to the: -

Entrance Hall

Having parquet block flooring, central heating radiator, and boiler cupboard housing a wall-mounted Worcester gas-fired combination boiler providing domestic hot water and central heating.

Rear Lounge Dining Room

4.95m x 4.09m max (16'3" x 13'5" max)

Having central heating radiator, open-plan staircase to the first floor, and aluminium double glazed sliding patio doors opening to the rear garden.



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Kitchen

2.97m x 2.44m (9'9" x 8'0")

Having cream fitments comprising; two double corner base units, four single base units, tall larder unit, seven single wall units, and one single wall unit with glazed door for display purposes, together with one-and-a-half bowl stainless steel sink unit with single drainer, work surface areas with tiled splashbacks, integrated oven, integrated microwave, integrated fridge, integrated washing machine, and UPVC double glazed window to the front.



FIRST FLOOR

Landing

Having built-in cupboards.

Bedroom One

4.09m x 3.07m max (13'5" x 10'1" max)

Having fitments comprising; two double wardrobes with central dressing table and top cupboards, together with UPVC double glazed window, and central heating radiator.



Bedroom Two

2.46m x 2.46m (8'1" x 8'1")

Having UPVC double glazed window, and central heating radiator.



Shower Room

Having modern white suite comprising; low-level WC, wash hand basin in vanity unit with cupboards under, and shower cubicle with electric shower unit, together with heated towel rail, tiled floor, tiled walls, and UPVC double glazed window.



OUTSIDE

Front Garden

Driveway affording car standing, and leading to the: -

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Attached Single Garage

4.80m x 2.36m (15'9" x 7'9")

Of brick construction, having up-and-over door to the front, useful internal access door to the porch, electric power and light, and low-level WC off, which could easily be incorporated within the main accommodation if so required.

Rear Garden

Landscaped rear garden, having large concrete-imprint patio area, shrub borders, and is enclosed by fencing for privacy.



ADDITIONAL INFORMATION

Tenure

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

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: -

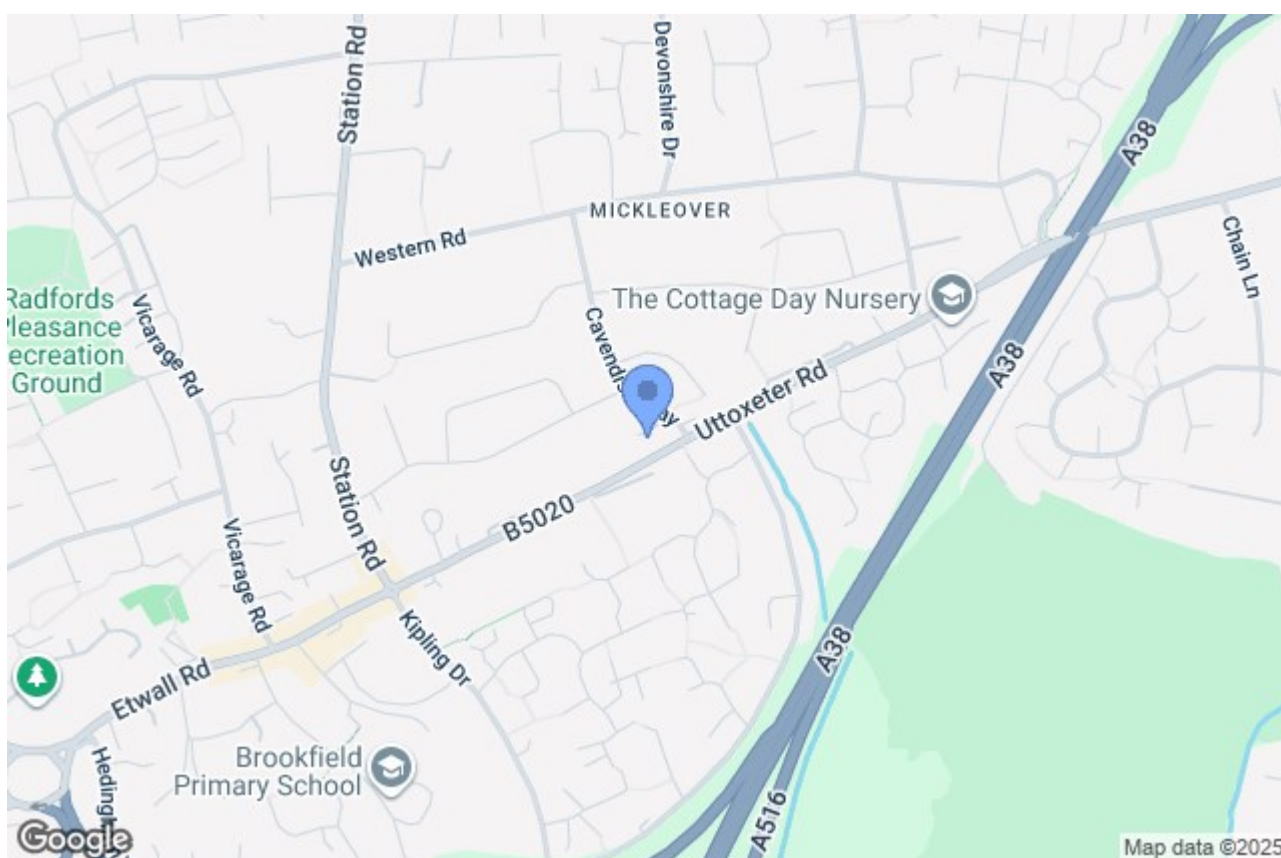
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, 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: R13469.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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

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