



GADSBY
NICHOLS

10 Howe Street, , Derby, DE22 3ER
£125,000

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A MUCH IMPROVED, TWO-DOUBLE-BEDROOMED, MID-TERRACED home, enjoying an ever-popular location off Slack Lane, within easy access of the city centre, and ideally suited for the first time buyer(s). Available with IMMEDIATE VACANT POSSESSION, the accommodation benefits from gas central heating and UPVC double glazing, and briefly comprises: -

GROUND FLOOR, front lounge, lobby, separate dining room, and kitchen. FIRST FLOOR, passaged landing, two double bedrooms, and bathroom. OUTSIDE, two brick stores, and enclosed rear garden. EPC E, Council Tax Band A.

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THE PROPERTY



A traditional mid-terraced, which has been the subject of much improvement over recent years, and offers a highly affordable entry into the property market for the first time buyer(s). The property is available with immediate vacant possession and comprises; two reception rooms, lobby, kitchen, two double bedrooms, bathroom, rear garden, and two stores.

LOCATION

The property enjoys an ever-popular location off Slack Lane, within walking distance of the city centre and amenities, yet also convenient for the Royal Derby Hospital, and Markeaton Park. Ease of access is afforded to the A52, A38, and A50 for commuting throughout the region.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed along Ashbourne Road, and at the end of Friar Gate at the traffic lights turn left into Uttoxeter Old Road,

and taking the fourth right turn into Slack Lane, before taking the fifth right turn into Howe Street.

What 3 Words /// mining.home.shade

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13520

ACCOMMODATION

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

GROUND FLOOR

FRONT LOUNGE

3.43m x 3.38m (11'3" x 11'1")



Having front entrance door, UPVC double glazed window, full-width stone fireplace with slate hearth and TV plinth, and central heating radiator.

LOBBY

Having understairs cupboard.

REAR DINING ROOM

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



Having brick fireplace, UPVC double glazed window, and central heating radiator.

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KITCHEN

3.00m x 1.78m (9'10" x 5'10")



Having fitments comprising; single base unit, drawers, one double corner wall unit, and two single wall units, together with work surface area with tiled splashback, UPVC double glazed window to the rear, gas point, multi-pane glazed door to outside, and Gloworm gas central heating boiler providing domestic hot water and central heating.

FIRST FLOOR

PASSAGED LANDING

Having stripped pine doors to principal rooms.

BEDROOM ONE

4.17m x 3.43m (13'8" x 11'3")



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

BEDROOM TWO

3.71m x 3.48m (12'2" x 11'5")



Having UPVC double glazed window, central heating radiator, and stripped pine door to walk-in storage with loft ventilation unit.

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BATHROOM

2.97m x 1.78m (9'9" x 5'10")



Having modern suite comprising; low-level WC, pedestal wash hand basin, and panelled bath with electric shower unit over, together with tiled walls, central heating radiator, UPVC double glazed window, and built-in airing cupboard housing the hot water cylinder.

OUTSIDE

REAR GARDEN



Enclosed for privacy, having lawn, flower borders, paved patio, and incorporating two useful brick stores.

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: R13520

