



GADSBY
NICHOLS

15 Peach Street, , Derby, DE22 3EQ
£147,500

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A MUCH IMPROVED AND TASTEFULLY PRESENTED TWO-DOUBLE-BEDROOMED MID-TERRACED residence, enjoying a popular location, off Slack Lane and close to Ashbourne Road within walking distance of Derby city centre and amenities. Considered to be one of the most pleasing examples of its type in the area, the property requires internal inspection to be fully appreciated. The well-proportioned interior has the benefit of gas central heating and uPVC double glazing, and briefly comprises: -

GROUND FLOOR, lounge with feature fireplace, lobby with access to basement cellar, dining room, and modern kitchen. FIRST FLOOR, passaged landing, two double bedrooms, and bathroom with shower. OUTSIDE, pleasant landscaped rear garden. EPC tbc, Council Tax Band A.

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THE PROPERTY

The property has been the subject of much improvement over recent years to afford a tastefully presented interior, considered to be one of the most pleasing examples of its type for the area. Requiring internal inspection to be fully appreciated, the accommodation comprises; two reception rooms, lobby, basement cellar, kitchen, two double bedrooms, modern bathroom, and rear garden.

LOCATION

The property is ideally located within walking distance of Derby city centre, off Slack Lane, and close to Uttoxeter Road and Ashbourne Road. Ease of access is afforded to Derbys ring road systems, providing links to the A52, and A38 for commuting further afield. Markeaton Park is also within walking distance, and affords a range of leisure activities.

DIRECTIONS

When leaving Derby city centre by vehicle proceed along The Wardwick and continuing into Friar Gate. At the end of Friar Gate, at the traffic lights, turn left into Uttoxeter Old Road, before turning fourth right into Slack Lane and fourth right into Peach Street. Proceed up Peach Street to find the property on the left-hand side.

What 3 Words /// little.logs.margin

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13531

ACCOMMODATION

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

GROUND FLOOR

LOUNGE

3.53 x 3.35 (11'7" x 11'0")



Having uPVC front entrance door, feature Minster-style stone-effect fire surround and matching hearth with fitted living flame coal gas fire, uPVC double glazed window, central heating radiator, stripped pine and polished floorboards, TV point, and ceiling coving.

INNER LOBBY

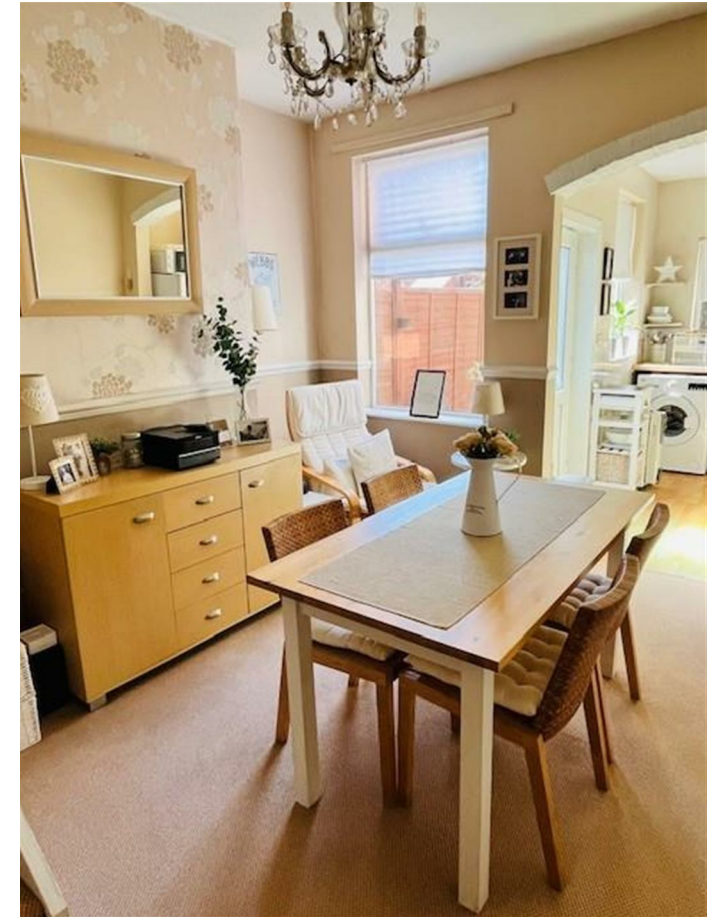
Having door to the: -

BASEMENT CELLAR

Having electric light.

DINING ROOM

3.73 x 3.51 max (12'3" x 11'6" max)



Having dado rail to the walls, central heating radiator, TV point, uPVC double glazed window to the rear, stairs to the first floor, and archway with feature inset exposed brickwork opening to the: -

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KITCHEN

2.90 x 1.83 (9'6" x 6'0")



Having a range of modern fitments comprising one double base unit, one single base unit, one double wall unit, and two single wall units, together with gas cooker with extractor hood and light over, stainless steel sink unit with single drainer, plumbing for automatic washing machine, work surface areas with tiled splashback, uPVC double glazed windows to the side and rear, and uPVC double glazed door to outside.

FIRST FLOOR

PASSAGED LANDING

Having central heating radiator.

FRONT BEDROOM ONE

4.57 x 3.43 max (15'0" x 11'3" max)



Having fitments comprising triple wardrobe with shelving with sliding doors, one being mirrored, together with uPVC double glazed window, central heating radiator, and telephone point.

BEDROOM TWO

3.58 x 2.77 plus recess (11'9" x 9'1" plus recess)



Having built-in store cupboard with access to the loft space, stripped and painted floorboards, uPVC double glazed window, central heating radiator, and telephone point.

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BATHROOM



Having white suite comprising low-level WC, pedestal wash hand basin with tiled splashback, and panelled bath with Briston shower unit over, together with part-tiled walls, uPVC double glazed window, and boiler cupboard housing the wall-mounted gas-fired combination boiler providing domestic hot water and central heating.

OUTSIDE

REAR GARDEN



A pleasant landscaped rear garden, enclosed for privacy, with block paving and further gravel patio/sitting area, lawn, well stocked shrub and flower borders, and external water tap.

ADDITIONAL INFORMATION

TENURE

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

SERVICES

PLEASE NOTE, the agents have not tested any of the services, and no warranties are given or implied.

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.

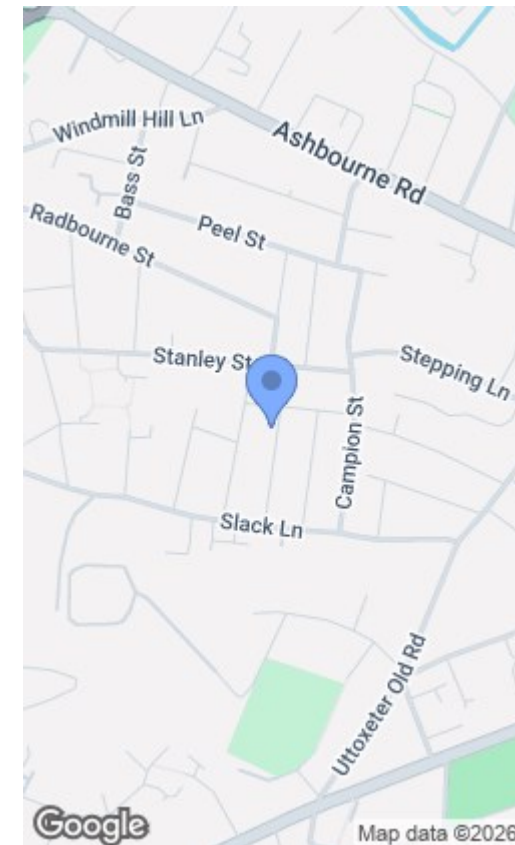
We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

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: R13534



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (91-99) A (81-90) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (81-91) A (69-80) B (55-68) C (39-54) D (21-38) E (1-20) F Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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 illustrative purposes, and should be used as such by any prospective

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