



Warner Street, Mickleover, Derby, DE3 0GG

Asking Price £165,000

**** Landlords & Investors ****

A traditional mid terrace home located in the heart of Mickleover Derby, currently tenanted at £530 pcm, being sold with tenant in occupation. This traditional terrace open with a uPVC front door to the lounge on the front elevation with feature fireplace and door to the separate dining room on the rear aspect with window looking onto the rear garden. The kitchen provides a selection of fitted base and eye level wall units, with built-in oven and gas hob, set above a tile floor, with further freestanding appliance spaces, windows to the rear elevation, wall mounted gas fired combination boiler and door back door to the rear garden.

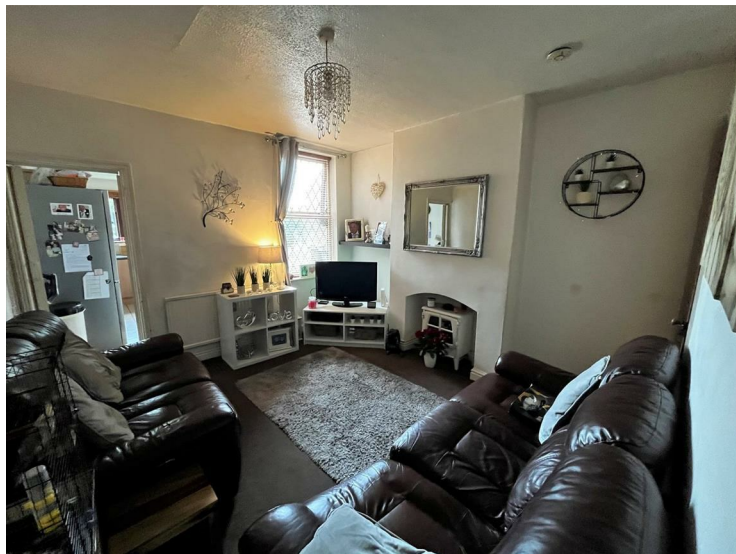
The first floor has two generous double bedrooms, both with an original feature fore place and separate bathroom offering a three piece white bathroom suite with a mixer shower above the bath, and window to the rear aspect. The home has a shared side entry to a delightful cottage style garden with paved patio and outbuilding.

All viewings by prior appointment only. Council Tax Band B.

The Accommodation

Lounge

3.63m x 3.48m (11'11 x 11'5)



Master Bedroom

4.52m x 3.63m (14'10 x 11'11)



Dining Room

3.61m x 3.48m (11'10 x 11'5)

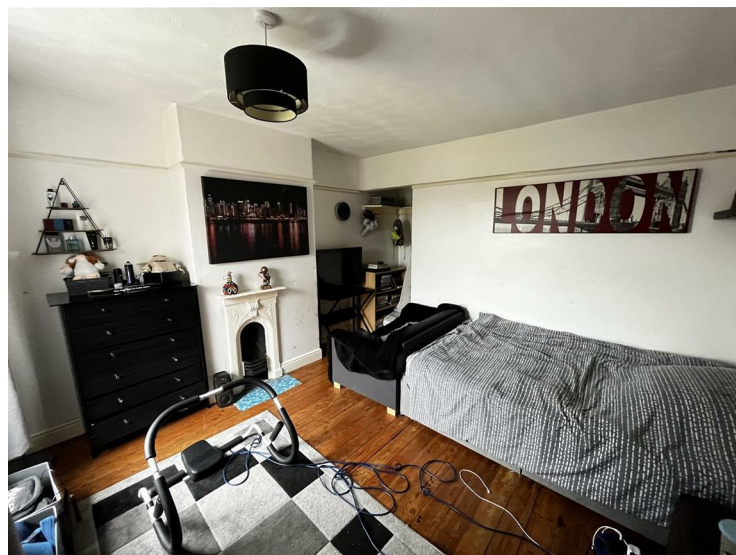
Kitchen

3.96m x 2.06m (13'0 x 6'9)



Bedroom Two

3.66m x 3.66m (12'0 x 12'0)



First Floor

Bathroom

2.77m x 2.06m (9'1 x 6'9)

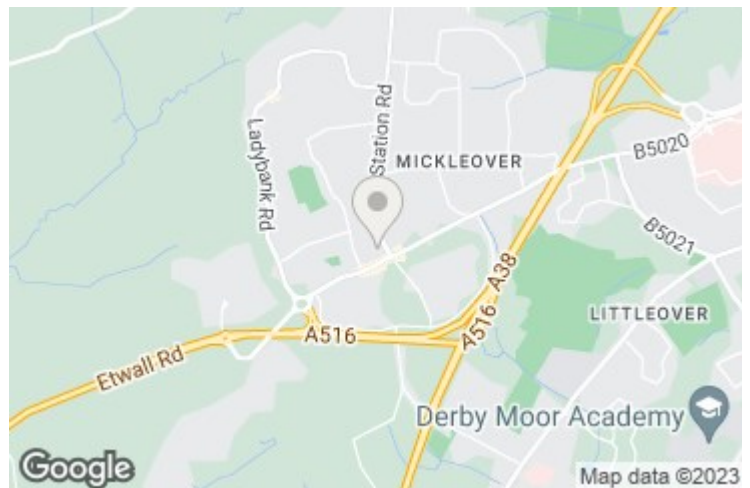


Rear Garden And Shared Entry

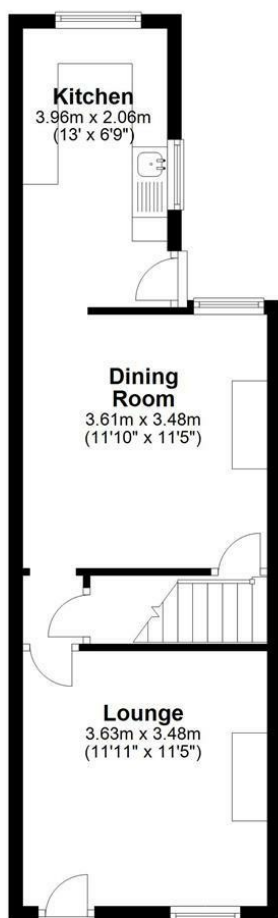


Draft details awaiting vendor approval and subject to change.

The home is being sold with a tenant in occupation currently paying £530 per calendar month. The home is offered to landlords as a continuous investment with the tenant remaining in place.



Ground Floor



First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.

Council Tax Band B Freehold

Services. Main's water, gas and electricity are understood to be available to the property but none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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