

HoldenCopley

PREPARE TO BE MOVED

Martha Road, Derby, Derbyshire DE22 4PB

Offers Over £240,000

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PERFECT FAMILY HOME...

This three-bedroom mid-terraced house is as good as the day that it was built with the property being beautifully presented and offering spacious accommodation throughout, ideal for any buyers looking to move straight in! The property also benefits from still being under a new build guarantee. Situated in a highly desirable residential location just a stone's throw away from Derby City Centre offering bars, restaurants and the Derbion shopping centre. The property is also within catchment to Eccelsbourne School and great transport links. To the ground floor is an entrance hall, a spacious living room, a W/C, a modern fitted kitchen and a dining room with UPVC double French doors providing access to the rear garden. The first floor carries three bedrooms serviced by a stylish three-piece bathroom suite and the master benefiting from an en-suite. To the front of the property is driveway providing off-road parking and to the rear is a private enclosed garden with a well-maintained lawn, a stone chipped area and a shed.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Spacious Living Room
- Dining Room
- Modern Fitted Kitchen
- Stylish Three-Piece Bathroom Suite & En-Suite To The Master Bedroom
- Private Enclosed Garden
- Off-Road Parking
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

5'2" x 5'1" (1.60 x 1.55)
The hallway has wood-effect flooring, a wall-mounted fuse box, a radiator and a single composite door providing access into the accommodation

Living Room

17'7" x 12'11" (5.38 x 3.96)
The living room has carpeted flooring, a TV point, a radiator and a UPVC double glazed bay window to the front elevation

Dining Room

9'7" x 7'10" (2.93 x 2.41)
The dining room has wood-effect flooring, UPVC double French doors providing access to the rear garden and is open plan to the kitchen

Kitchen

9'10" x 7'8" (3.00 x 2.35)
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, an integrated gas hob, an extractor hood, space for a fridge freezer, space and plumbing for a washing machine, tiled splashback, wood-effect flooring, recessed spotlights and a UPVC double glazed window to the rear elevation

W/C

6'2" x 3'5" (1.88 x 1.05)
This space has a low-level dual flush W/C, a pedestal wash basin with a stainless steel tap, tiled splashback, a radiator and wood-effect flooring

FIRST FLOOR

Landing

9'1" x 3'6" (2.79 x 1.09)
The landing has carpeted flooring, an in-built storage cupboard and provides access to the loft and first floor accommodation

Master Bedroom

11'8" x 10'5" max (3.56 x 3.20 max)
The master bedroom has carpeted flooring, an in-built mirrored wardrobe, access to the en-suite, a radiator and a UPVC double glazed window to the rear elevation

En-Suite

8'9" x 5'1" (2.68 x 1.56)
The en-suite has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a fitted shower enclosure with a hand-held shower fixture, a glass shower screen, tiled splashback, a radiator, an extractor fan, wood-effect flooring and a UPVC double glazed obscure window to the rear elevation

Bedroom Two

10'4" x 8'8" (3.17 x 2.65)
The second bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

Bedroom Three

8'9" x 5'1" (2.68 x 1.56)
The third bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

Bathroom

8'4" x 6'5" (2.56 x 1.96)
The bathroom has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap and tiled splashback, a panelled bath with a patterned tiled splashback, a radiator and wood-effect flooring

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking

Rear

To the rear of the property is a private enclosed garden with a well-maintained lawn, a stone chipped area, a shed and panelled fencing

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media
Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)
Phone Signal – Mostly 4G / 5G
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk Area - Low risk
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues –

DISCLAIMER

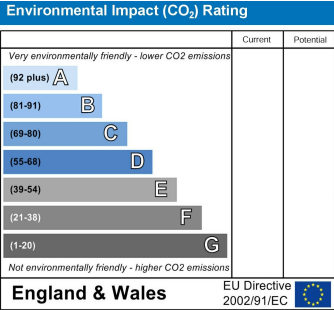
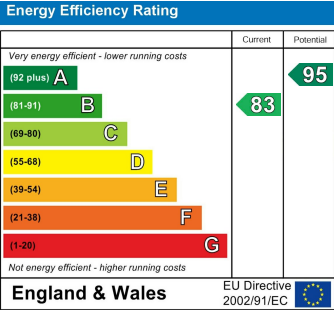
Council Tax Band Rating - Amber Valley Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold
Service Charge in the year marketing commenced (£PA): £160

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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