



17 Malvern Close, Mickleover, Derby, DE3 0SX

£185,000



An excellent two bedroom mid-townhouse with modern kitchen and bathroom, residents car park and attractively offered for sale with no chain and vacant possession.



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The smartly presented interior includes both UPVC double glazing and gas central heating comprising, entrance lobby, spacious living room, dining kitchen, two bedrooms and bathroom with shower over bath.

Externally there is a low maintenance front garden, store cupboard and covered storm porch. To the rear is a further low maintenance garden with patio with shared rear access via alleyway. There is also parking for 2 cars.

Located off Ladybank Road at the Station Road end, the property is ideally located for ease of access into Mickleover high street with a wealth of local amenities and facilities, Derby Royal Hospital and city centre all connected by a frequent public transport service.

An ideal first time buy, downsize or buy to let investment. No chain and vacant possession.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

Entering the property through a UPVC double glazed door into a useful lobby having a UPVC double glazed window, quality Karndean flooring, space for shoes and coats, radiator, an inner glazed door leads into:

LIVING ROOM

14'3" x 12'8" (4.34m x 3.86m)

A large reception room with ample space for furniture, the room features a modern electric fire, media connections, front facing UPVC double glazed window with Venetian blinds, stairs lead to the first floor with an open recess beneath, two radiators and a second glazed door into:

DINING KITCHEN

12'8" x 9'5" (3.86m x 2.87m)

Smartly appointed with a generous range of wall and base units having matching cupboard and drawer fronts, stainless steel handles, laminate work surfaces and stainless steel 1.5 sink and drainer, electric oven and hob with an extractor fan over, space for a washing machine and upright fridge-freezer, quality Karndean flooring, UPVC double glazed window with Venetian blinds and UPVC double glazed door into the rear garden, inset ceiling spotlights, radiator and ample space for a breakfast table and chairs.

FIRST FLOOR

LANDING

With loft access and radiator.

BEDROOM ONE

14'1" x 9'1" (4.29m x 2.77m)

A generous bedroom having two front facing UPVC double glazed windows both with Venetian blinds, a deep built-in store

cupboard and second cupboard houses the modern combination gas boiler and provides store space, radiator and ample space for all bedroom furniture.

BEDROOM TWO

9'6" x 6'3" (2.90m x 1.91m)

A perfect single bedroom or study, rear facing UPVC double glazed window with Venetian blinds, radiator.

BATHROOM

6'6" x 5'11" (1.98m x 1.80m)

Appointed with a modern three piece white suite comprising a panelled bath with a mains chrome shower over and screen, wash basin and WC, beautifully tiled walls and a deep sill, vinyl flooring, UPVC double glazed window with a Venetian blind, extractor fan and a chrome towel radiator.

OUTSIDE

Externally there is a low maintenance front garden, store cupboard and covered storm porch. To the rear is a further low maintenance garden with patio and shared

access via rear alleyway. Parking : One space to the front of the property and one in the car park to the rear.



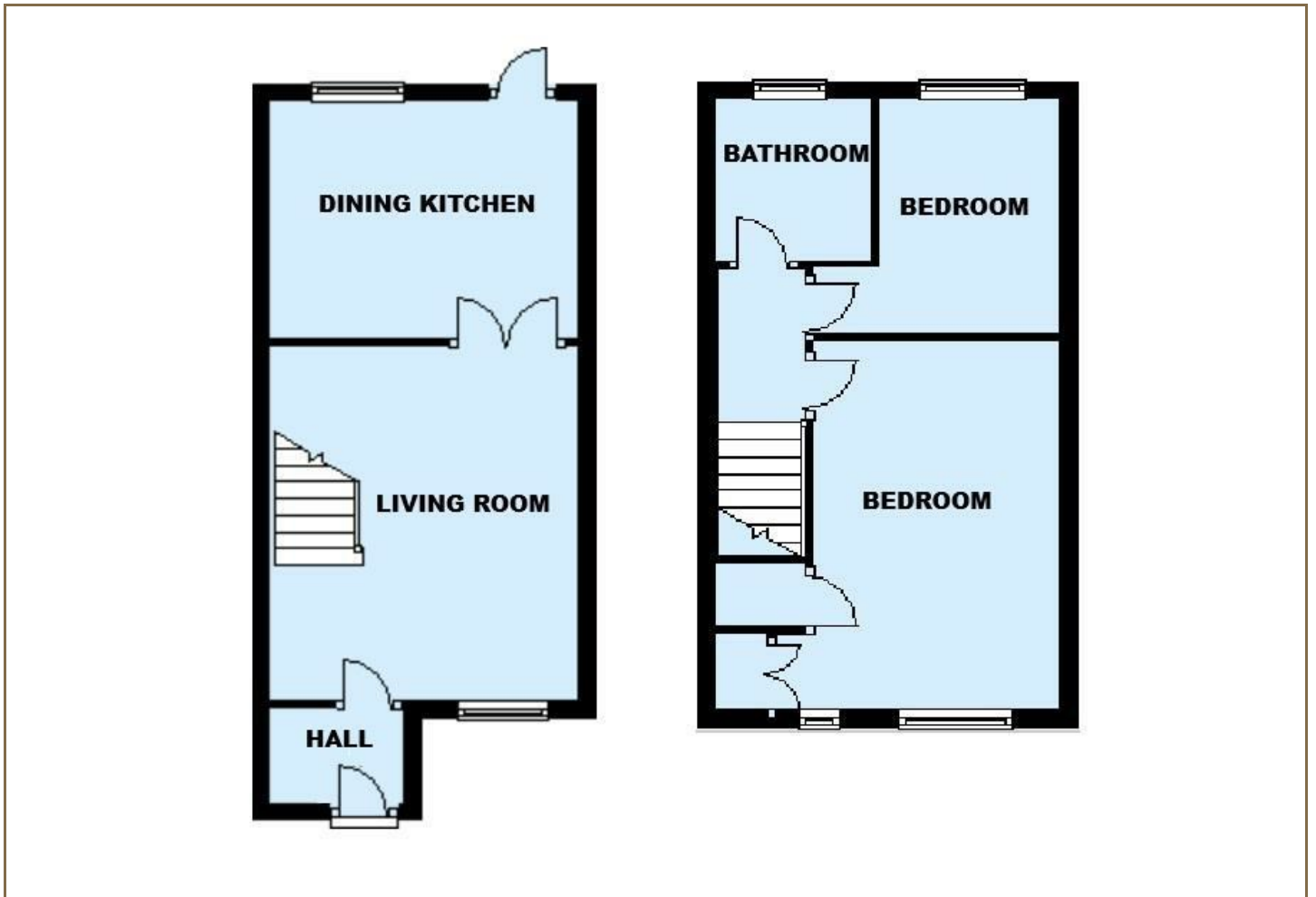




Road Map



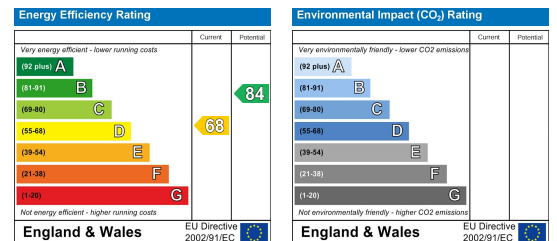
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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