

SCARGILL  
MANN & CO

EST. 1995



123 Gerard Street

, Derby, DE1 1PD

Price £180,000



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, Derby, DE1 1PD

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## GENERAL INFORMATION

### THE PROPERTY

Scargill Mann offers for sale this spacious period-end terrace property, sold with the benefit of no upward chain. The character property has original cornice-to-ceiling, stripped doors and offers double-glazed and gas centrally heated accommodation with a good size hallway, stairs off to the first floor, stairs down to the cellar and doors leading off to the lounge/bedroom four, and lounge diner. A fitted kitchen is located off the lounge diner and gives access to the enclosed rear garden.

On the first floor are three good-sized bedrooms and a large shower room.

Outside is a fully enclosed rear garden with a patio and lawn. A pedestrian gate leads to the side.

### LOCATION

Gerard Street is conveniently located for Derby City Centre and the University. There are ample local amenities including shops, doctors and a public bus service.

### ACCOMMODATION

#### HALLWAY

9'3" average width measurement 11'10" length (2.83m average width measurement 3.61m length)

Entrance door opening through to the Hallway having stairs off to first floor, stairs to cellar and further door opening through to lounge/ground floor bedroom.

#### LOUNGE/GROUNDFLOOR BEDROOM

14'11" x into the recess x 13'1" (4.55m x into the recess x 4m )  
Has ornate coving to the ceiling, ceiling light point, period style oak fire surround with tiled hearth. Window to the front aspect, wood effect flooring and ceiling light point.

#### LOUNGE/DINER

12'10" x 17'7" to chimney breast (3.93m x 5.38m to chimney breast )

Has an ornate attractive period style cast iron fire, cornice to ceiling, ceiling light point, window to the side aspect, radiator and opening through to fitted kitchen.

#### FITTED KITCHEN

7'5" x 12'4" (2.27m x 3.78m)

Fitted with a range of base cupboards and matching wall mounted cabinets, worktops incorporating one and a quarter stainless steel sink and four ring gas hob. Integrated appliances include an oven, there is a provision for a washing machine and space for fridge freezer. There are two windows to the side and rear garden aspects, door leading out to the rear patio and tile flooring. The stairs rise to the attractive first floor landing.

#### FIRST FLOOR LANDING

Has a window to the side aspect and all doors lead off.

#### BEDROOM ONE

9'7" to chimney breast x 13'1" (2.94m to chimney breast x 3.99m )

Has a window to the front aspect, coving to ceiling, wood effect flooring and radiator.

#### BEDROOM TWO

12'10" x 14'2" into chimney recess (3.93m x 4.33m into chimney recess )

Window to the side aspect, radiator and ceiling light point.

#### BEDROOM THREE

5'2" x 14'0" 9'1" x 4'11" (1.6m x 4.27m 2.77m x 1.51m )

An L shaped room with a window to the front aspect, radiator and ceiling light point and wooden effect flooring.

#### BATHROOM

7'6" x 12'5" (2.30m x 3.81m )

Equipped with a fully tiled shower enclosure with Titan electric shower over, pedestal hand wash basin and W.C. There is an obscure window to the rear aspect and to the side aspect. over head cupboard housing the domestic hot water and central heating Worcester Bosh boiler. There are tile surrounds and recessed ceiling down lights.

#### OUTSIDE

The property has a side gate leading to the rear garden which is predominantly laid to lawn with paved patio area and walled boundaries.

Tel: 01283548194



## TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

## COUNCIL TAX BAND

Derby City - Band A

## CONSTRUCTION

Standard Brick Construction

## CURRENT UTILITY SUPPLIERS

Gas - Eon

Electric - Eon

Water - Mains - STW

Sewage - Mains STW

Broadband supplier - Virgin

## FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

## BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

## SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

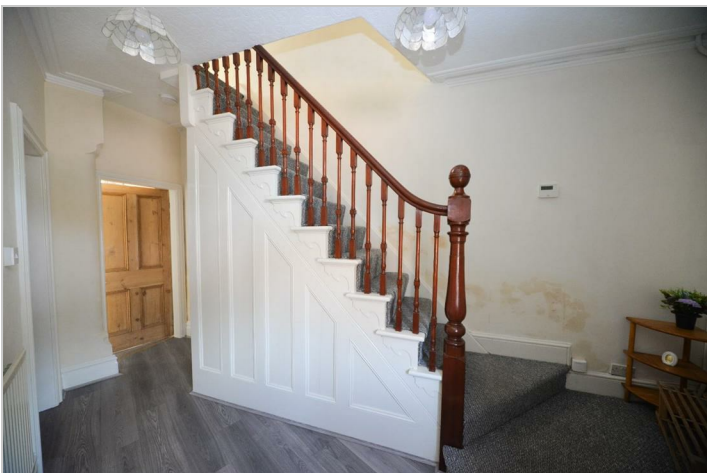
<http://www.derbyshire.gov.uk/>

## CONDITION OF SALE

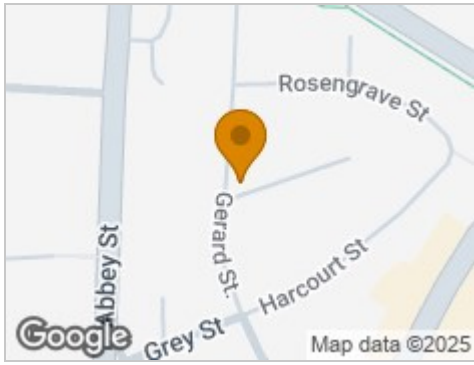
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

## VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 10/2024) A



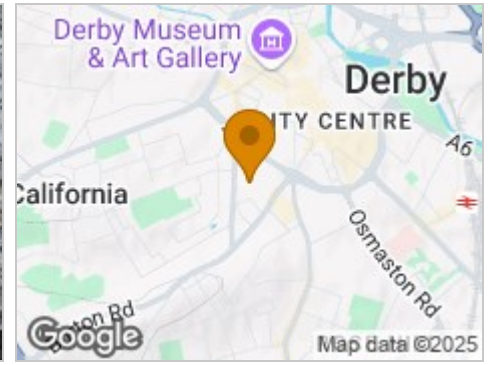
## Road Map



## Hybrid Map



## Terrain Map



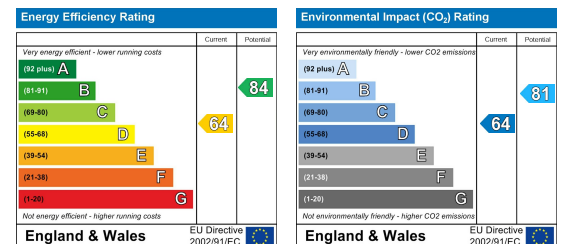
## Floor Plan



## Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.