

SCARGILL  
MANN & CO

EST. 1995



## 14 Shaws Green

, Derby, DE22 3HF

**£175,000**



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## GENERAL INFORMATION

### THE PROPERTY

We bring to the market this two-bedroom semi-detached property with NO UPWARD CHAIN. The accommodation includes a lounge and breakfast kitchen on the ground floor and two bedrooms and a bathroom on the first floor.

Outside is a drive leading to a garage and gardens

Shaws Green is situated in a convenient location close to Derby City Centre, the University and other local amenities.

### ACCOMMODATION

#### RECEPTION AREA

With central heating radiator and stairs off to first floor.

#### LIVING ROOM

14'11" x 11'10" (4.56m x 3.62m)

With wood effect laminate flooring, feature contemporary style fireplace with inset coal effect gas fire, central heating radiator, telephone jack point, television aerial point and window to the front aspect.

#### BREAKFAST KITCHEN

11'10" x 7'6" (3.63m x 2.29m)

With a range of matching base, wall and drawer units, useful breakfast bar, central heating radiator, stainless steel sink unit, matching fitted worktops, four ring gas hob with built in electric oven and fitted extractor fan. Plumbing suitable for an automatic washing machine. Glazed and panelled door leads to the garden. Further window to the rear aspect.

#### FIRST FLOOR

#### PRINCIPAL BEDROOM

11'11" x 8'2" (3.64m x 2.50m)

Central heating radiator, fitted double wardrobe, feature wall lighting, further built in airing cupboard, Two windows to the front aspect enjoying views over the green.

#### BEDROOM TWO

11'10" x 7'11" (3.63m x 2.43m)

With central heating radiator, wood grain effect laminate flooring, full width fitted wardrobes providing shelving and two windows to the rear aspect.

#### FAMILY BATHROOM

Full suite comprising of a panelled bath, pedestal hand wash basin, low level W.C., wall mounted mains shower with shower screen, obscure window to the front aspect and central heating radiator.

#### OUTSIDE

To the rear of the property is a fully enclosed private garden with block paved patio, dwarf wall and easy to manage lawn. Further extended garage providing ample car standing. To the front of the property is a driveway providing off street car standing.

#### AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

#### 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.

#### CONSTRUCTION

Standard Brick Construction

#### COUNCIL TAX BAND

Derby City - Band B

Tel: 01283548194

## CURRENT UTILITY SUPPLIERS

Gas  
Electric  
Oil  
Water - Mains  
Sewage - Mains  
Broadband supplier

## 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>

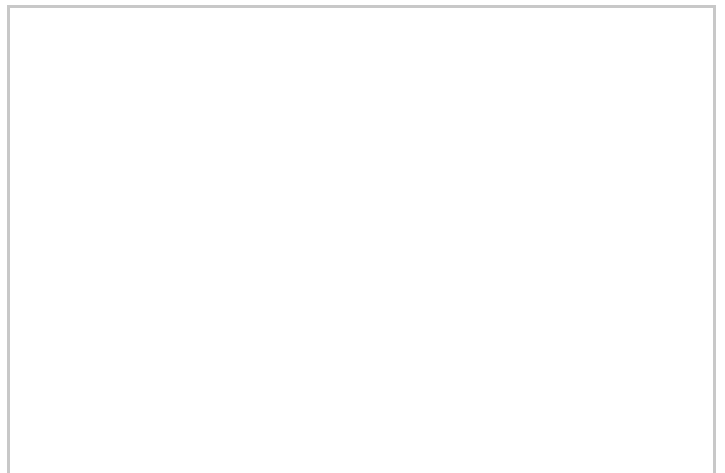
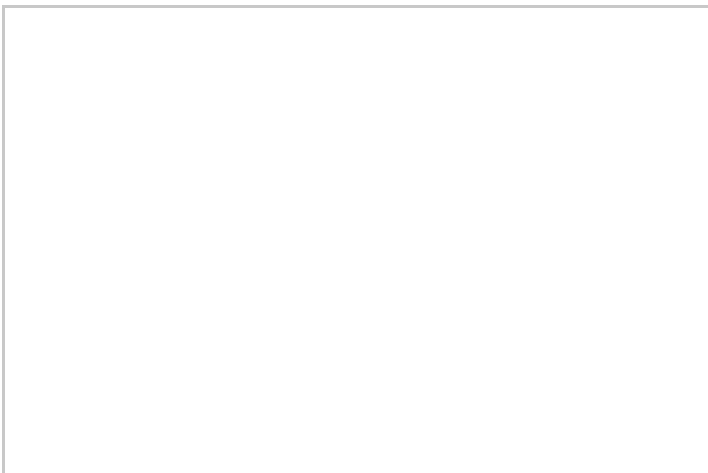
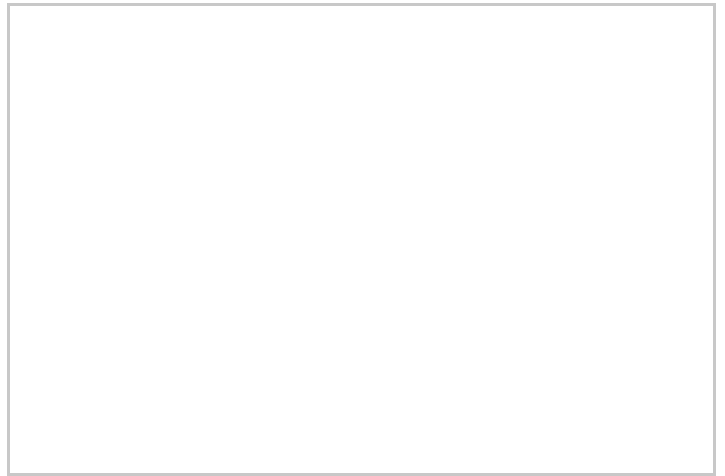
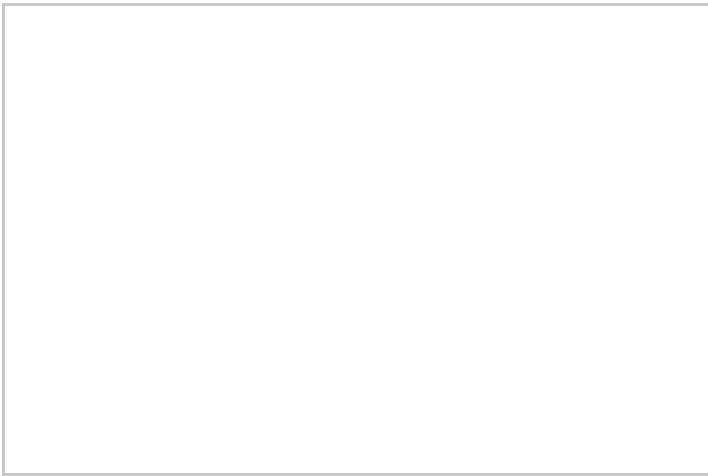
<http://www.derbyshire.gov.uk/>

## 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 03/2024) DRAFT



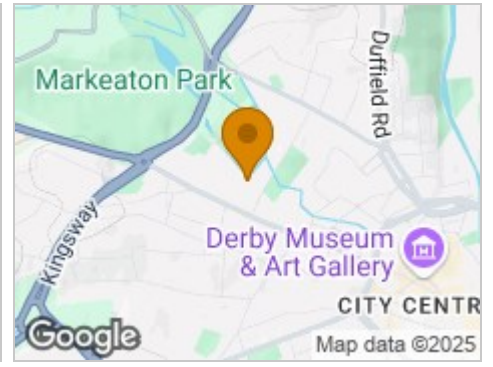
## Road Map



## Hybrid Map



## Terrain Map



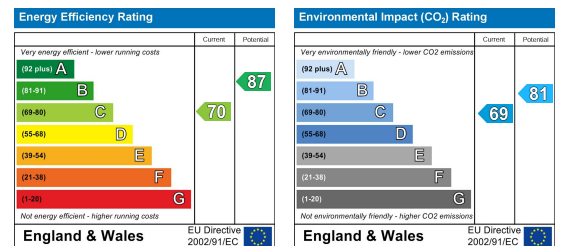
## Floor Plan



## 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.