

CURRAN
BIRDS
+ CO

Marshaw Close
Mickleover, Derby
£140,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.











CURRAN BIRDS + CO

The Location

This property is ideally positioned within walking distance of Mickleover village, where a variety of shops, a supermarket, cafés, and well-regarded pubs provide for everyday needs and relaxed socialising. The setting offers a pleasant balance of convenience and community, with amenities close at hand.

A nearby bus stop is just a short walk away, with regular services running into Derby City Centre and passing the Royal Derby Hospital, making it particularly practical for commuters and healthcare professionals. There is also a doctor's surgery within walking distance, and the hospital itself can be reached on foot, further enhancing its appeal for those working in healthcare.

In addition, there are accessible green spaces in the surrounding area, offering opportunities for walking and outdoor leisure, rounding off a well-connected and convenient setting.







The *Particulars*

- Beautifully Upgraded One Bedroom Ground Floor Apartment
- Stylish Presentation - High Quality Finish & Contemporary Fittings
- Ideal First Time Buy, Downsize or Investment Purchase
- Electric Heating & uPVC Double Glazing
- Entrance Hallway, Living Room with Patio Doors and Open Plan Kitchen
- Spacious Double Bedroom with Built -Wardrobes & Contemporary Shower Room
- Driveway & Parking to Rear
- Delightful Low Maintenance South Facing Rear Garden
- Close to Excellent Local Shops & Amenities - Easy Access to Royal Derby Hospital
- No Chain Involved

Size

Approx sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

A

CURRAN BIRDS + CO

Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved