

Taylor Street, Derby

aksresidential.com

£135,000



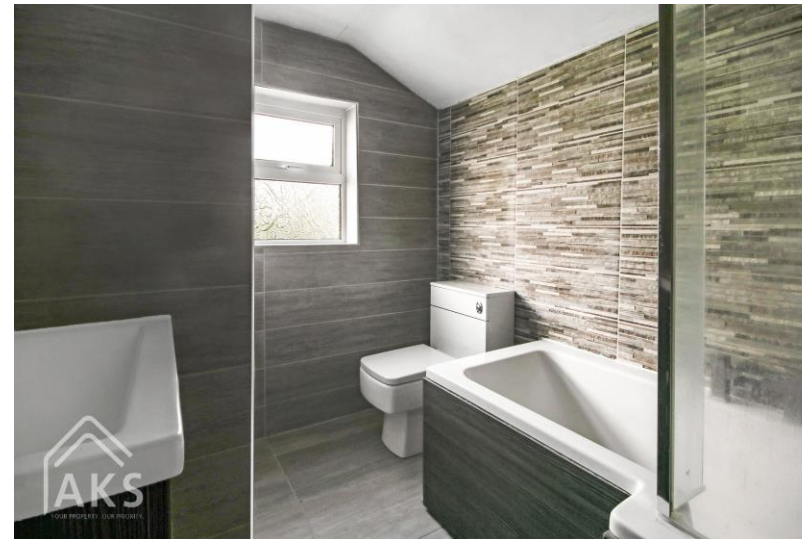
This property at a glance:



Watch the video



Taylor Street, Derby



Sam says:

"Located close to Derby City Centre and Pride Park, this two bed terraced home has two reception rooms, both with traditional open fire places, the back reception room flows nicely into the kitchen, making it a great dining area. The kitchen overlooks the back garden. Upstairs there are two great sized double bedrooms, one having a storage cupboard and then there is a modern bathroom with further storage! Outside there is a small private garden area with room for outdoor furniture. This really is a great buy!"



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Taylor Street, Derby



Did you spot...

This property is located close to Pride Park and the City Centre?



A message from the seller:

We have used this property as a stop gap home and we have realised that big is not always better. It is a quiet street, we always get parking outside the door. The loft is really useful for storage, we really like the area. We think this will be a great home for the next chapter in someone's life"





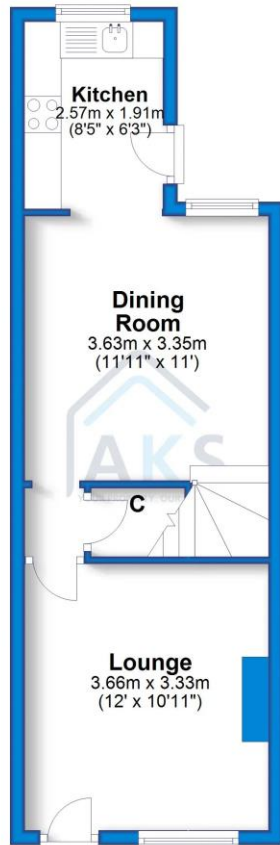
Floor Plan



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Ground Floor

Approx. 33.4 sq. metres (359.7 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.2 sq. feet)



Total area: approx. 66.8 sq. metres (718.9 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			81
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



200+ 5 star Google Reviews



Key Features:

- TWO RECEPTION ROOMS
- TWO SPACIOUS DOUBLE BEDROOMS
- NO UPWARD CHAIN
- EPC RATING D
- GREAT LOCATION
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS



About the area:

Positioned in a highly sought-after location, this property is within walking distance to Pride Park, making it ideal for football enthusiasts or those simply looking to enjoy the vibrant energy of the area. With easy access to the A6, A50, and A52, commuting to nearby towns and cities is effortless.



Schools:

There are several primary schools within the area which feed into Derby Pride Academy and Alvaston Moor Academy which are both a short distance away.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Sam** call
01332 30 30 30

[Click here](#) to watch the property video

