

Uttoxeter Old Road, Derby

aksresidential.com

£165,000



This property at a glance:



Watch the video



Uttoxeter Old Road, Derby

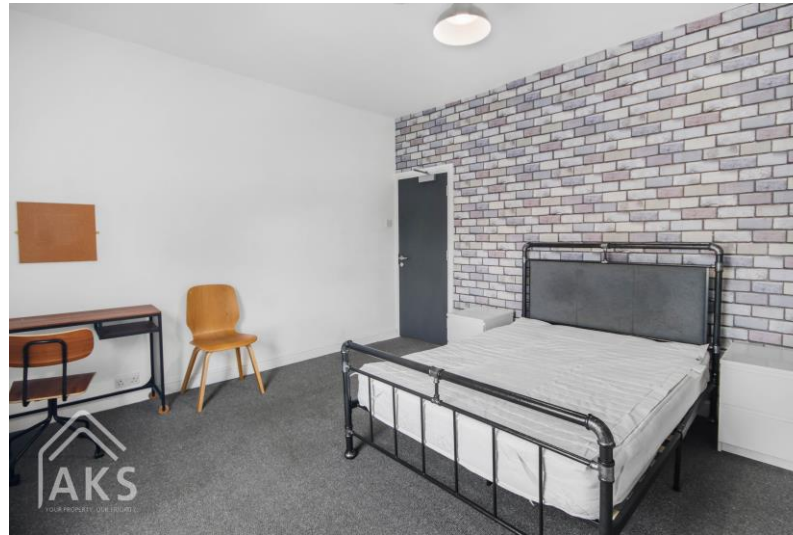


Sam says:

"This property is in good condition and ready for someone to buy and let out straight away. It has a modern kitchen, living area, one double bedroom to the ground floor as well as a cellar. Upstairs there are two further double bedrooms and a family bathroom. The garden is a great size with access to the front. The location is within walking distance of the city centre, it is on a bus route and is close to all local amenities and the Royal Derby Hospital. This could also make a great residential property."



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Did you spot...

The spacious
double
bedrooms?



A message from the seller:

"This has been a great rental property for me for a few years. It makes a great HMO or student accommodation. It would be a brilliant property for someone just starting out in property investments. It is all ready to go so no work would be required!"





Floor Plan



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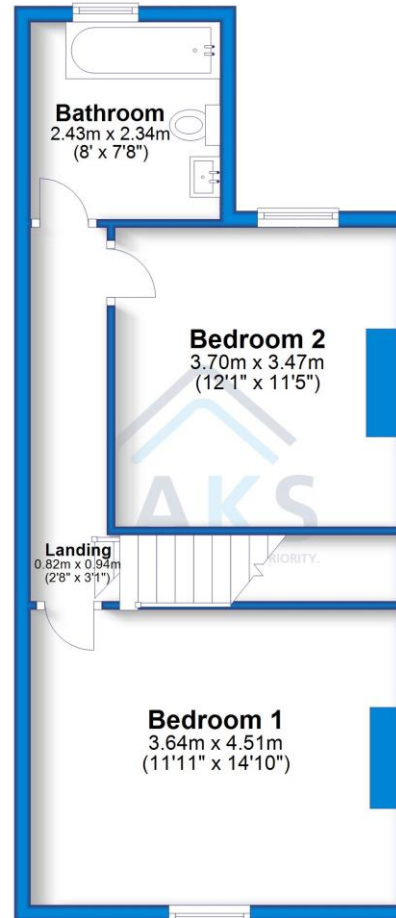
Ground Floor

Approx. 37.9 sq. metres (407.8 sq. feet)



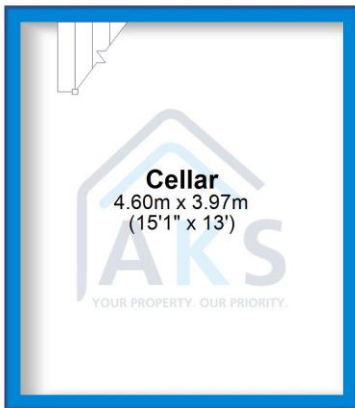
Second Floor

Approx. 43.6 sq. metres (469.7 sq. feet)



Cellar

Approx. 18.3 sq. metres (196.5 sq. feet)



Total area: approx. 99.8 sq. metres (1074.0 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



200+ 5 star Google Reviews



Key Features:

- MODERN KITCHEN WITH APPLIANCES
- TWO FIRST FLOOR DOUBLE BEDROOMS
- QUALITY BATHROOM WITH WHITE THREE PIECE SUITE & SHOWER
- GAS CENTRAL HEATING & DOUBLE GLAZING THROUGHOUT
- ENCLOSED REAR GARDEN
- CLOSE TO DERBY ROYAL HOSPITAL, DERBY UNIVERSITY & CITY CENTRE
- THIRD DOUBLE BEDROOM TO GROUND FLOOR
- CELLAR



About the area:

Uttoxeter Old Road is within walking distance of the town centre and is on a bus route, it's also close to local amenities. The University of Derby campuses are nearby, making this a great location for students. The Royal Derby Hospital is close by, taking just one journey on the Mickleover bus route to get there.



Schools:

There is a preschool, Derby Montessori School, on Uttoxeter New Road, Ashgate primary school, and then for secondary schools, there is Bemrose Primary and Secondary, and Derby Cathedral school. In the city centre, the Derby College Group buildings are based, which are in perfect walking distance for post-secondary education.



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

