



# HOPKINS & DAINTY

ESTATE AGENTS



**May Street, Derby, DE22 3UP**

**£129,950**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market this two bedroom mid terraced house. In a popular location, between Uttoxeter New Road and Burton Road; making it ideal for onward travel into the city centre and Royal Derby Hospital/A38. The house is currently let and we understand the tenant is due to leave in May 2026. With a front lounge, rear dining room and fitted kitchen with an integral oven & hob. There is also a cellar and rear porch. On the first floor, the passageway landing provides access to both bedrooms and the bathroom, which has a three piece suite including an over bath shower.

The property has gas central heating and majority double glazing (as stated) and a low maintenance rear garden. If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

## Building work next door

Please be aware that the neighbouring property has building work taking place. We understand this is due to be finished this summer (2026).

## Lounge 11'7" x 11'4" (3.55 x 3.47)



Accessed via a front entrance door with a leaded light double glazed window over. Having a feature fireplace (please note the gas fire is disconnected), radiator, coving to the ceiling and a double glazed front window. Glazed door to:

## Hall

With a door to the cellar and a glazed door to:

## Dining Room 11'9" x 11'4" (3.60 x 3.47)



With a radiator, single glazed window to the porch, door to the stairs to the first floor and an opening to the kitchen.

Please note, the gas fire in this room is not working.

## Kitchen 9'4" x 5'10" (2.85 x 1.79)



Fitted range of base and wall units, with worktops and an inset sink and drainer with a mixer tap and tiled splashbacks. There is a built in electric oven, gas hob and hood; along with space for a fridge and plumbing for a washing machine. Wall mounted gas boiler, a single glazed door and a sealed unit double glazed side window opening into the porch.

## Rear Porch



Providing useful storage space. Access to the rear garden and shared side entry, which leads to the front of the house.

## Cellar

Providing further storage space.

## First Floor Landing

With a radiator, coving to the ceiling and doors leading off.

### Bedroom 1 11'8" x 11'5" (3.57 x 3.49)



Front double bedroom with a radiator, coving to the ceiling and a double glazed front window.

### Bedroom 2 11'9" x 8'3" (3.59 x 2.52)



Rear bedroom with a radiator, access to the loft space via the over stairs storage cupboard and a double glazed rear window.

### Bathroom 9'3" x 5'10" (2.83 x 1.80)



Three piece suite comprising bath with a shower over;

wash hand basin and WC. Tiled splash backs, heated towel rail, extractor vent and a storage cupboard. Double glazed rear window.

### Rear Garden

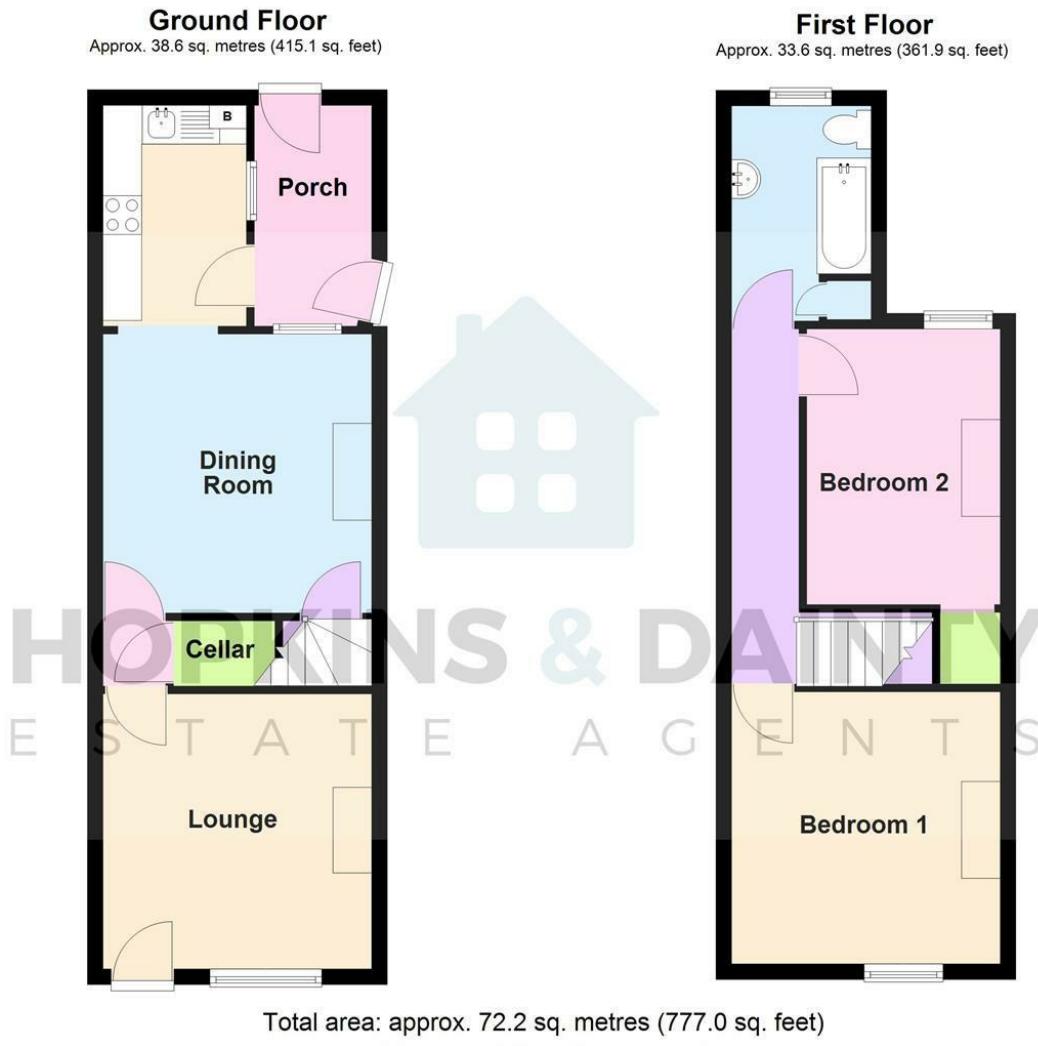


To the rear of the property there is a low maintenance paved garden with fencing to the boundary.

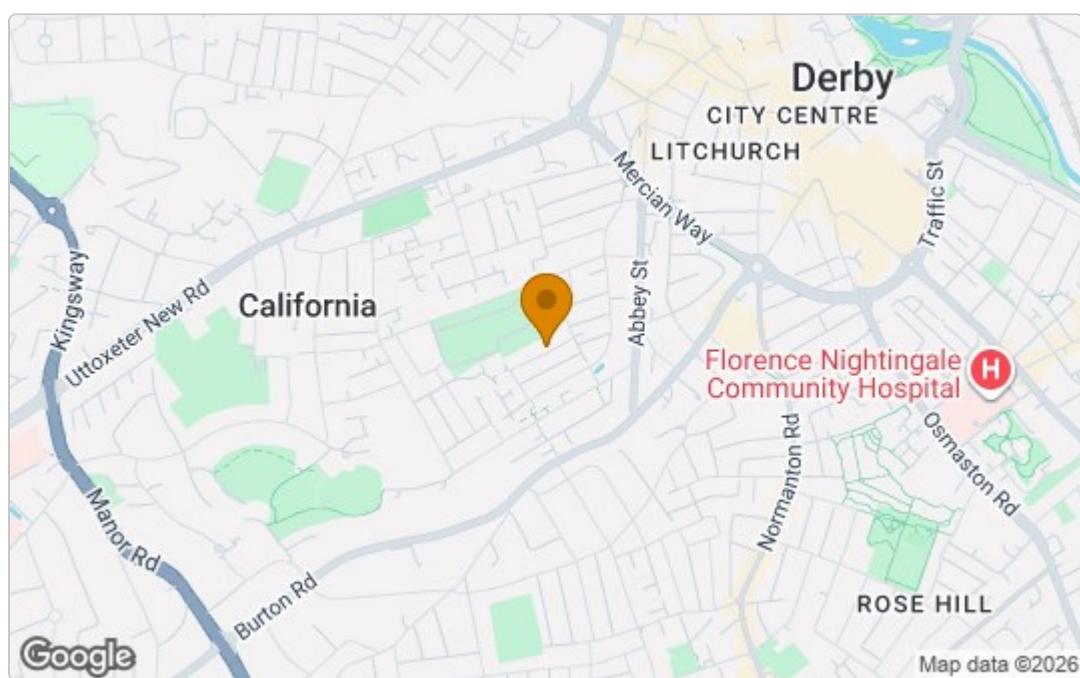
### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

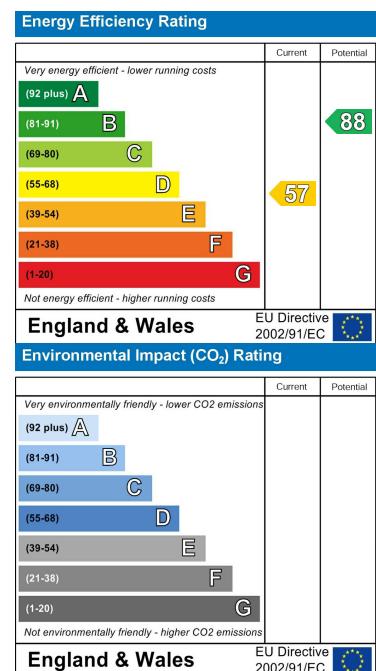
## Floor Plan



## Area Map



## 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.