



3 Bed House - Terraced

24 Merchant Street, Off Ashbourne Road, Derby DE22 3AN
Offers Around £165,000 Freehold



3



1



1



D

**Fletcher
& Company**

www.fletcherandcompany.co.uk

- INVESTMENT ONLY – Student Let Property – £1, 620 per month
- Located off Ashbourne Road – Walking Distance To Derby University & City Centre
- Lounge & Kitchen
- Three Double Bedrooms & Bathroom
- Enclosed Garden
- Property is Furnished – Ideal For Investor – Good Return of Income
- Spacious Accommodation – Character Features
- Popular & Convenient City Location
- Close To Markeaton Park & Derby Royal Hospital
- Good Road Links – A38, A50, A52 & M1 – Easy access to Derby Railway Station

INVESTMENT ONLY – Student Let Property – £1, 620 per month – Located just off Ashbourne Road in Derby, this charming terraced house presents an excellent investment opportunity. Currently let to students, it generates a commendable income at £1,620 per month, ensuring a steady return on investment. It is also furnished.

The location is particularly advantageous, being within walking distance of Derby University and the vibrant city centre, which offers a plethora of shops, restaurants, and entertainment options. Additionally, the property is conveniently situated near Markeaton Park, providing a lovely green space for relaxation and leisure activities, as well as Derby Royal Hospital, making it appealing for healthcare professionals.

For those who require easy travel options, the property boasts excellent road links to the A38, A50, A52, and the M1, ensuring quick access to surrounding areas. Furthermore, Derby Railway Station is easily reachable, enhancing connectivity for both residents and visitors.

The Location

The property is located within the popular Ashbourne Road area of Derby, located close to several Derby University Sites, Markeaton Park and Derby City Centre.

Derby City centre offers a wide range of shops and amenities including the modern shopping centre with its major retail outlets and state of the art cinema. The Cathedral Quarter also offers up-market clothing outlets together with a selection of cafès, bars and public houses. The property is also conveniently located within easy access Royal Derby Hospital. This location also offers easy access to employment opportunities at Rolls-Royce, Toyota and Bombardier.

There are excellent transport links nearby with Derby's inner ring road providing access to the A52 and A38 which in turn link to the M1 motorway and the main motorway network. These major trunk roads provide easy access to Nottingham, Burton On Trent and East Midlands International Airport.

Accommodation

Entrance Hall

With under stairs storage cupboard.

Lounge

12'11" x 12'0" (3.95 x 3.68)

With radiator, double glazed window to rear.



Kitchen

8'11" x 6'5" (2.73 x 1.96)

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching work tops, built-in hob, built-in electric oven with extractor hood over, integrated fridge/freezer, washing machine, two double glazed windows and double glazed door giving access to garden.



Bedroom Three

12'0" x 10'5" (3.66 x 3.20)

With radiator, double glazed window and entrance door.



Lobby

2'8" x 2'8" (0.82 x 0.82)

With radiator and staircase leading to first floor.

First Floor Landing

13'5" x 2'8" (4.11 x 0.83)

With spotlights to ceiling.

Bedroom One

12'11" x 12'5" (3.94 x 3.79)

With radiator, double glazed window to front and storage alcove.



Bedroom Two

12'0" x 10'6" (3.67 x 3.21)

With radiator, double glazed window to rear.



Bathroom

9'0" x 8'1" (2.75 x 2.47)

With bath, pedestal wash handbasin, low level WC, separate shower cubicle with electric shower, combination boiler, spotlights to ceiling, radiator, double glazed window to rear and internal panelled door.



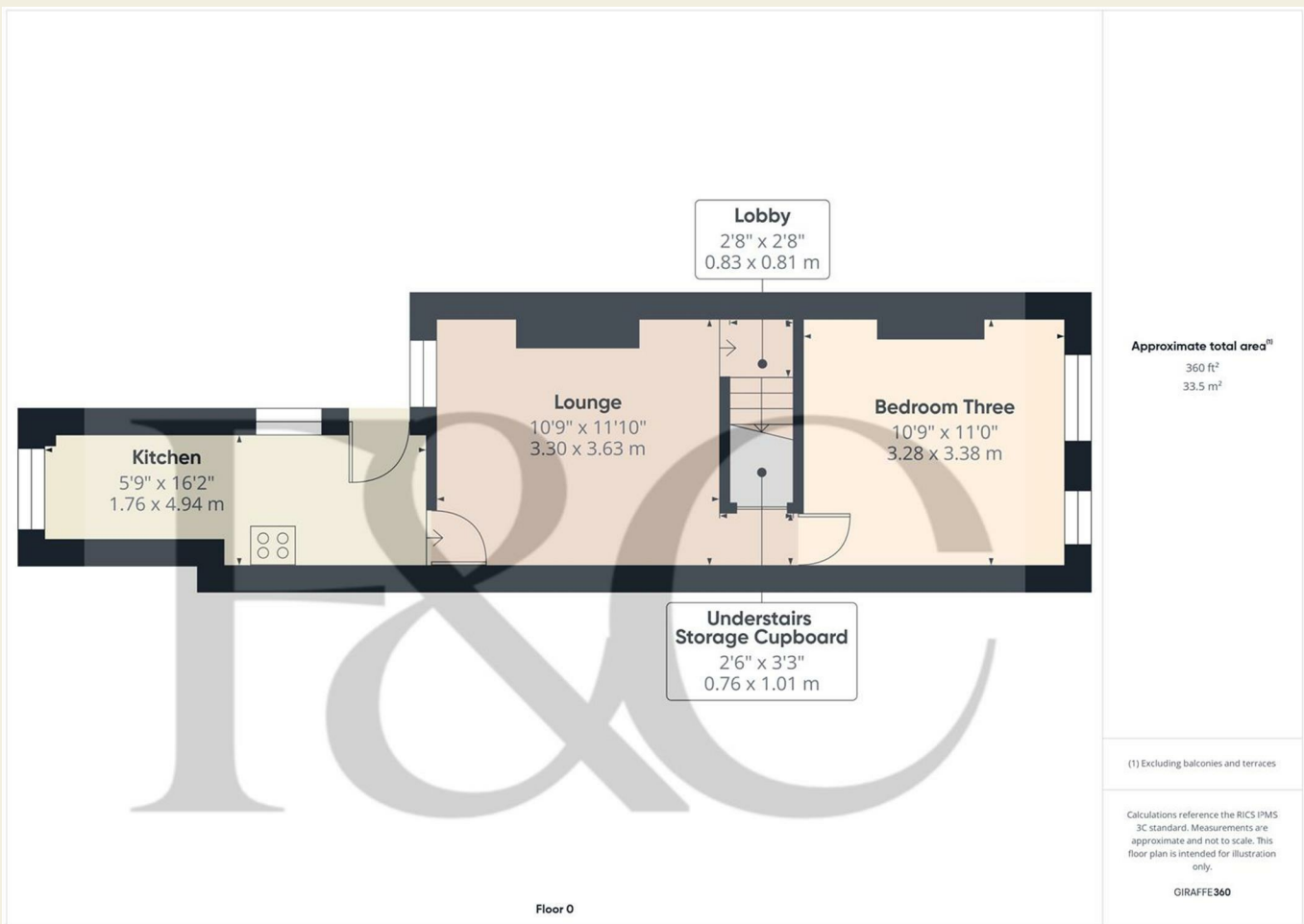
Garden

To the rear of the property is an enclosed garden with raised decking area.

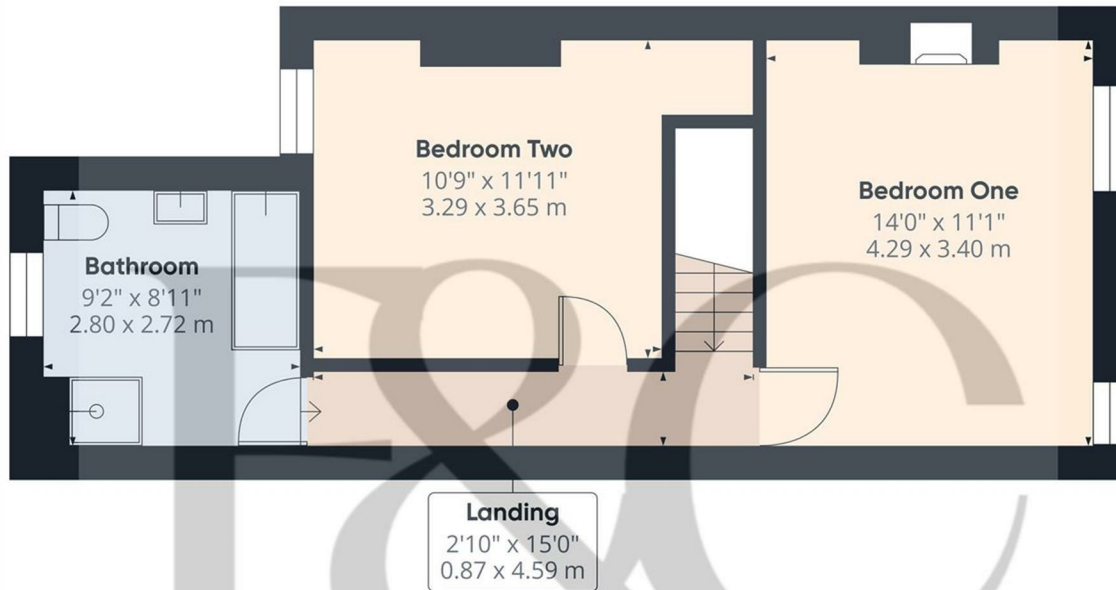


Council Tax Band A

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Approximate total areaⁱⁱⁱ
419 ft²
38.9 m²


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


GIRAFFE360

Floor 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.