



## 3 Bed House - End Terrace

179 Watson Street, Off Kedleston Road, Derby DE1 3SJ  
Offers Around £175,000 Freehold



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- INVESTMENT ONLY – Student Let Property – £1, 665 per month
- Located off Kedleston 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, Darley Park & Derby Royal Hospital
- Good Road Links – A38, A50, A52 & M1 – Easy access to Derby Railway Station

INVESTMENT ONLY – Student Let Property – £1, 665 per month – Located just off Kedleston Road in Derby, this charming end terraced house presents an excellent investment opportunity. Currently let to students, it generates a commendable income at £1,665 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 and Darley 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 Kedleston Road area of Derby, located close to several Derby University Sites, Markeaton Park, Darley 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



## Lounge

11'10" x 10'9" (3.63 x 3.30)

With fireplace with surrounds, radiator, deep skirting boards and architraves, high ceilings, coving to ceiling, double glazed window to rear and staircase leading to first floor.



## Kitchen

16'2" x 5'9" (4.94 x 1.76)

With one and a half stainless steel sink unit and mixer tap, wall and base fitted units with matching worktops, built-in hob, built-in oven, extractor hood, integrated fridge/freezer, integrated washing machine, radiator, 2 double glazed windows to side, double glazed window to rear and double glazed door giving access to garden.



### Storage Cupboard

3'3" x 2'5" (1.01 x 0.76)

Providing storage with stripped, panelled door.

### Bedroom Three

11'1" x 10'9" (3.38 x 3.28)

With stone, characterful fireplace, deep skirting boards and architraves, high ceilings, coving to ceiling with centre rose, picture rail, radiator, double glazed window to front, entrance door to front and internal, pine panelled door.



### First Floor Landing

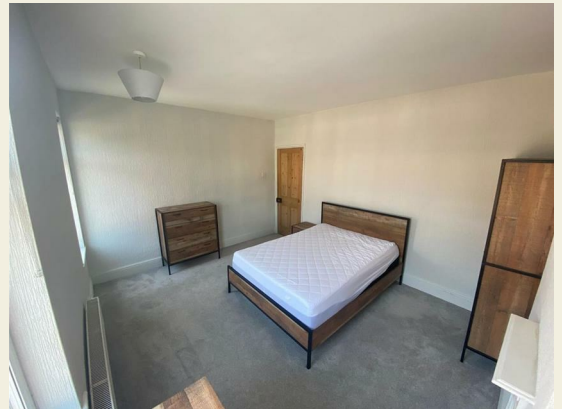
15'0" x 2'10" (4.59 x 0.87)

With radiator and access to roof space.

### Bedroom One

14'0" x 11'1" (4.29 x 3.40)

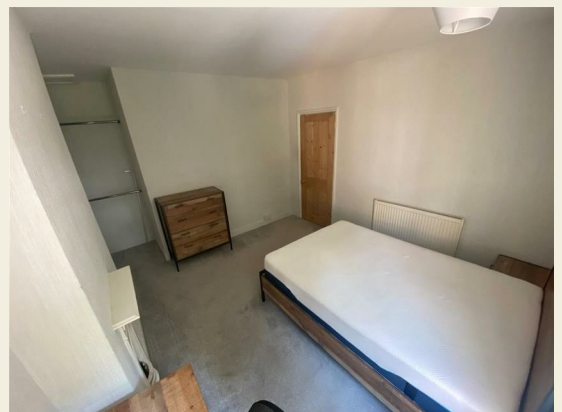
With chimney breast with cast iron display period style fireplace, deep skirting boards and architraves, high ceiling, radiator, two double glazed windows to front and stripped, internal panelled door.



### Bedroom Two

11'11" x 10'9" (3.65 x 3.29)

With chimney breast with cast iron display period style fireplace, deep skirting boards and architraves, high ceiling, alcove space with clothes rails, radiator, double glazed window to rear and stripped, internal panelled door.



## Bathroom

9'2" x 8'11" (2.80 x 2.72)

With bath, pedestal wash handbasin, low level WC, separate shower cubicle with shower, combination boiler, radiator and double glazed window to rear.



## Garden

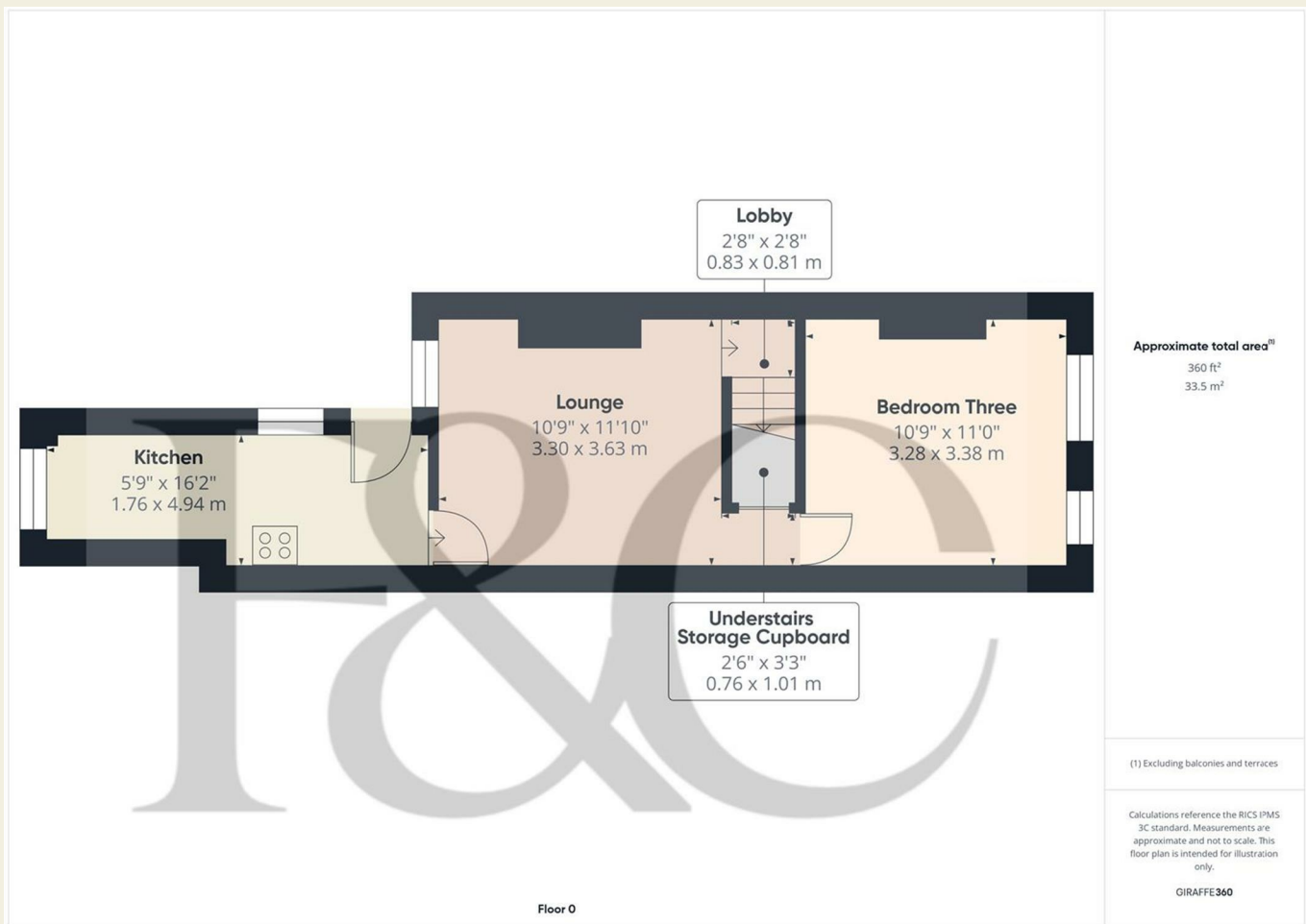
A private, enclosed garden which is paved with gravel and timber shed.



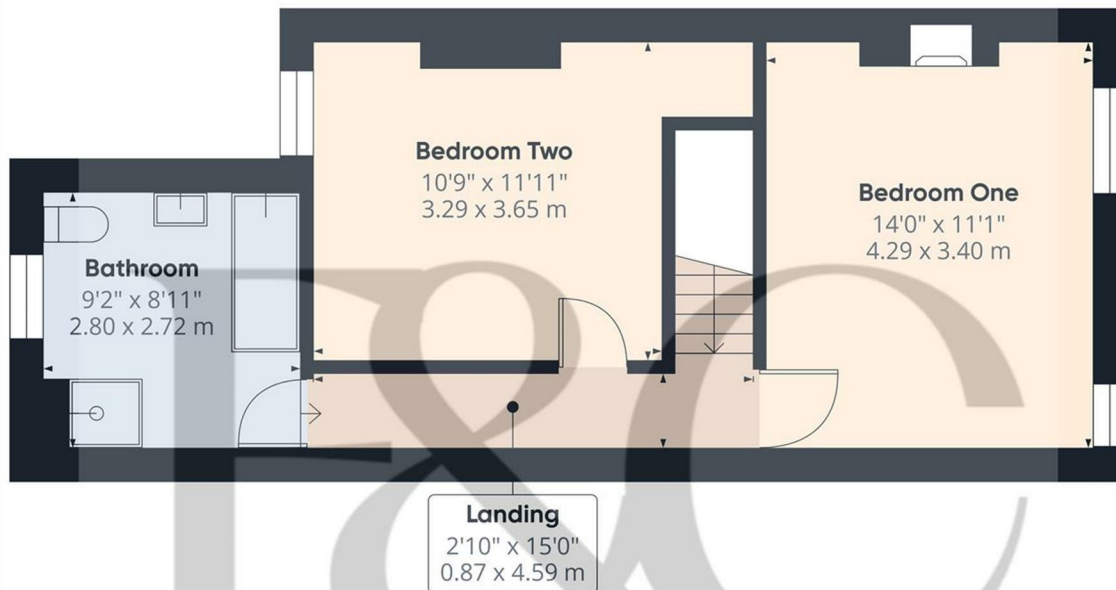
## Council Tax Band A

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Approximate total area<sup>(1)</sup>  
419 ft<sup>2</sup>  
38.9 m<sup>2</sup>


(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.


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Floor 1

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	58	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	58	85
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## Environmental Impact (CO<sub>2</sub>) Rating

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

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