



24 Duffield
Road
Derby
DE1 3BG

Offers In The
Region Of
£425,000

- Grade II listed
- Superb period features
- Two reception rooms
- Period-style modern kitchen
- Three bedrooms and a bathroom
- Two further attic rooms
- Garden and off-road parking
- Independent one-bedroom apartment
- Close to amenities
- Current rental income of £1995 PCM

GENERAL INFORMATION

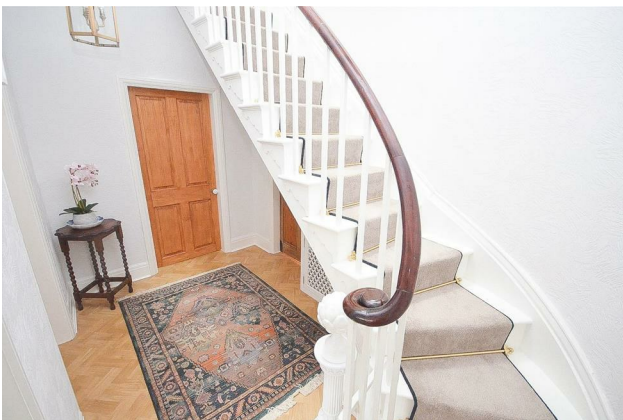
THE PROPERTY

Scargill Mann & Co. are pleased to bring this great investment opportunity to the market. This fabulous grade II listed end villa residence offers lovely period features with a large entrance hall with a sweeping staircase, two reception rooms, one with original cornice to the ceiling and sash window, a modern period style kitchen, utility and guest cloakroom.

On the first floor are three bedrooms and a modern fitted shower room. On the second floor are two attic rooms.

OUTSIDE

Outside is a garden and off-road parking. In addition, it is an independent lower ground-floor apartment with a sitting room, modern fitted kitchen, bedroom and attractive modern shower.





LOCATION

Situated in the popular Five-Lamps area, the property is within walking distance of Derby city centre with its excellent range of shopping facilities, cafes, bars, and restaurants. There is also a regular bus service into the city centre. Other regional commercial centres of Nottingham, Leicester, Stoke on Trent, and Birmingham can be accessed via good link roads, which include the A6, A38, A52 and A50 from this location.

MAIN PROPERTY

ACCOMMODATION

GROUND FLOOR

LIVING ROOM

4.94m x 4.35m (16'2" x 14'3")

Feature fireplace, sash windows and central heating radiator.

DINING ROOM/BEDROOM

3.26m x 5.82m (10'8" x 19'1")

Feature fireplace, dual aspect window and central heating radiator.

KITCHEN

2.65m x 3.68m (8'8" x 12'0")

Fully renovated modern kitchen with induction hob, double oven and larder fridge.

UTILITY ROOM

Larder freezer, plumbing for appliances and ample storage area.

W.C.

1.84m x 2.98m (6'0" x 9'9")

W.C. and hand wash basin.

FIRST FLOOR

FAMILY SHOWER ROOM

Double shower, W.C., bidet, wash hand basin and heated towel rail.

BEDROOM ONE

4.27m x 4.37m (14'0" x 14'4")

Feature fireplace and central heating radiator.

BEDROOM TWO

3.28m x 3.70m (10'9" x 12'1")

Feature fireplace and central heating radiator,

BEDROOM THREE

2.23m x 4.37m (7'3" x 14'4")

Central heating radiator.

SECOND FLOOR

ATTIC ROOM ONE

3.18m x 5.9m (10'5" x 19'4")

Central heating radiator and access door through to:

ATTIC ROOM TWO

3.19m x 5.92m (10'5" x 19'5")

Central heating radiator and wash hand basin.

GROUND FLOOR FLAT

This ground floor flat is part of a Grade II listed building. It has been fully renovated and is located near the city of Derby, close to all the local amenities and road networks. Based in the five lamps area of Derby, has easy walking access to Derby City centre.

ACCOMMODATION



LIVING ROOM

3.56m x 5.17m (11'8" x 16'11")
With electric heater.

BEDROOM

2.48m x 5.15m (8'1" x 16'10")
With electric heater.

FITTED KITCHEN

2.35m x 3.09m (7'8" x 10'1")
With induction hob, electric oven, extractor fan,
plumbing for washing machine.

SHOWER ROOM

1.29m x 2.99m (4'2" x 9'9")
With three piece suite comprising W.C., hand
wash basin, shower area with electric shower
and heated towel rail.

OUTSIDE

To the rear is an enclosed garden, shed and off
road parking for one vehicle.

TENURE

FREEHOLD - Our client advises us that the
property is freehold. Should you proceed with the
purchase of this property this must be verified by
your solicitor.

AGENTS NOTE

Current rental income of £1995 PCM

COUNCIL TAX BAND

Derby City Council - Band A for ground floor flat
Derby City Council - Band D for main house.

CONSTRUCTION

Standard Brick Construction

CURRENT UTILITY SUPPLIERS

Gas
Electric
Oil
Water - Mains
Sewage - Mains
Broadband supplier

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

CONDITION OF SALE

These particulars are thought to be materially
correct though their accuracy is not guaranteed
and they do not form part of a contract. All
measurements are estimates. All electrical and

gas appliances included in these particulars have
not been tested. We would strongly recommend
that any intending purchaser should arrange for
them to be tested by an independent expert prior
to purchasing. No warranty or guarantee is given
nor implied against any fixtures and fittings
included in these sales particulars.

FLOOD DEFENCE

We advise all potential buyers to ensure they
have read the environmental website with regards
to flood defence in the area.
<https://www.gov.uk/check-long-term-flood-risk>
<https://www.gov.uk/government/organisations/environmental-agency>
<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schools/a-school.aspx>
<https://www.derbyshire.gov.uk/education/schools/schools/places/normal-area-school-search/find-your-normal-area-school.aspx>
<http://www.derbyshire.gov.uk/>

VIEWING

Strictly by appointment through Scargill Mann &
Co (ACB/JLW 06/2024) A



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