



**26 Selborne Street, Wilmorton, Derby, DE24 8WF**

**£950 PCM**

Nestled on the outskirts of Derby City Centre, is a three bedroom terraced house, in Selborne Street in Derby, this beautifully refurbished terraced house offers a perfect blend of modern living and traditional charm. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining. The three well-proportioned bedrooms are ideal for families or those seeking extra room for guests or a home office.



### FULL DESCRIPTION

The ground floor shower room has been thoughtfully designed, ensuring both comfort and style. The refurbishment has been completed to a high standard, showcasing contemporary finishes while retaining the character of the home.

One of the standout features of this property is its excellent access to the town centre, making it convenient for shopping, dining, and local amenities. Additionally, the low maintenance garden offers a private outdoor space, perfect for enjoying the fresh air without the burden of extensive upkeep.

This delightful home is an excellent opportunity for anyone looking to settle in a vibrant area of Derby, combining comfort, convenience, and quality living. Don't miss the chance to make this lovely property your home.

### Sitting Room



Having ceramic tiled flooring and neutral decor with front aspect upvc double glazed window, front aspect part obscure glazed composite main entrance door, feature electric fire, radiator.

### Dining Room



Having ceramic tiled flooring and neutral decor with rear aspect upvc double glazed window, feature electric fire, radiator.

### Kitchen



Having ceramic tiled flooring and neutral decor with side aspect uPVC double glazed window, inset lights to ceiling, fitted wall and floor units to shaker style with wood effect worktops and tiled splash backs, inset stainless steel sink with drainer and chrome Chef's mixer tap, integrated electric oven with induction hob over and contemporary chimney style extractor hood, integrated dishwasher, under counter space and plumbing for appliances. A small rear lobby leads to the part obscure uPVC double glazed rear door.

### Shower Room (ground floor)



Having ceramic tiled flooring and fully tiled walls, inset lights to ceiling, rear aspect upvc part obscure double glazed window, corner quadrant shower enclosure with plumbed shower, low flush wc, wall mounted wash hand basin with chrome monobloc tap set to vanity unit, wall mounted Baxi combination boiler.

### Stairs and Landing

Carpeted and neutrally decorated, access to roof space.

### Bedroom One



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator.

### Bedroom Two



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator.

### Bedroom Three



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator.

### Cellar

Accessed via a cupboard between the sitting and dining rooms, the cellar provides extra storage and gives access to the gas and electric meters and electric consumer panel.

### Outside Front

To the front of the property is the on street parking leading to the front door of the property.



## Outside (Rear Yard)



There is a small concrete laid yard to the rear.

## Material Information

Verified Material Information

Monthly rent: £950

Council tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Good

Parking: On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

Energy Performance rating: D

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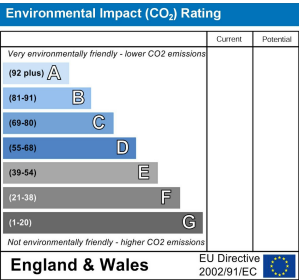
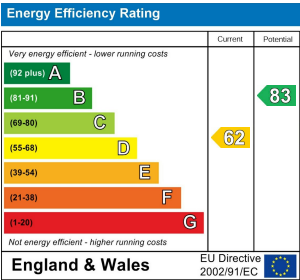
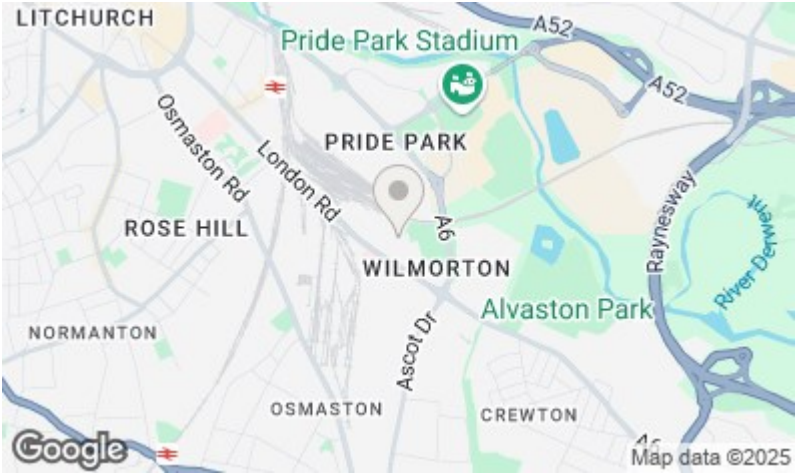
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

## What3Words

What3Words ///ages.hangs.stir

## Disclaimer 03/2021 (Hilton)

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. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. 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.



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