



## 37 Cedar Street, Derby, DE22 1GD

**£169,950**



INVESTORS ONLY

A traditional two bed terraced house with gas central heating, double glazing and garden to the rear. Sold with tenant in situ paying £695 PCM.



# 37 Cedar Street, Derby, DE22 1GD

£169,950



## DIRECTIONS

Leave Derby city centre along Kedleston Road and continue past the small shopping parade before turning right onto Broadway. Turn immediately right again onto Cedar Street where the property is situated on the left hand side clearly identified by our "For Sale" board.

Situated in the heart of Derby, only a short walk from the vibrant city centre, this is a well appointed two bedroom property which benefits from gas central heating and selective double glazing.

Internally the accommodation briefly comprises: A lounge, inner lobby with access to cellar, dining room and open plan access to a kitchen with door leading to the garden via a wooden lean to. To the first floor are two good sized bedrooms and a bathroom with separate shower cubicle. Outside the property benefits from a garden to the rear and there is shared gated access to the front elevation. On street car parking.

Cedar Street is a very popular residential location owing to its close proximity to the city centre with its wealth of bars, restaurants and The Derbian Shopping Centre. The house is a short walk from Derby University and close to Darley Park and Markeaton Parks, which offer excellent walks and recreational facilities.

This house would ideally suit an investor looking for a superb property, close to the city, which should be viewed to be fully appreciated.

## ACCOMMODATION

Entering the property through double glazed front door into:

### LOUNGE

11'4" x 11'4" (3.45 x 3.45)

Neatly presented with a double glazed window overlooking the front elevation, TV point, radiator, decorative feature fireplace, moulded coving and ceiling rose.

### INNER LOBBY

With access to cellar.

### DINING ROOM

11'3" x 11'4" (3.43 x 3.45)

With laminate floor, window to the rear elevation, staircase leading to the first floor, radiator and open plan access to:

### KITCHEN

8'8" x 5'9" (2.64 x 1.75)

Neatly fitted with a range or work surfacing, preparation areas, wall and base cupboards and a freestanding gas cooker. The kitchen has a stainless steel sink unit with drainer and mixer tap, beneath a window overlooking the rear elevation and there is space for a fridge / freezer, space for a washing machine and wall mounted boiler providing domestic hot water and central

heating. A rear door leads to wooden lean to which in turn gives access to the garden.

## FIRST FLOOR

### LANDING

#### BEDROOM ONE

12'8" x 11'4" (3.86 x 3.45)

With polished wooden floor, radiator, double glazed window to the front elevation.

#### BEDROOM TWO

9'4" x 11'5" (2.84 x 3.48)

With window to the rear elevation, radiator and storage cupboard with clothes hanging space.

#### BATHROOM

8'8" x 7'4" (2.64 x 2.24)

With low level WC, pedestal wash hand basin and bath. This room has a separate shower cubicle, frosted double glazed window to the rear elevation, heated towel rail and airing cupboard with hot water tank.

## OUTSIDE

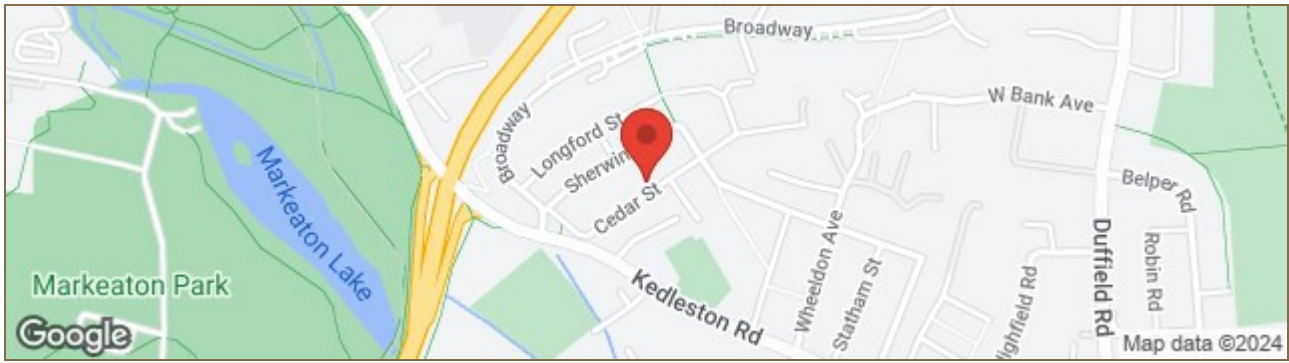
To property benefits from a garden to the rear with mature trees, well stocked borders and to the front there is shared gated access to the front. On street permit parking.

### PLEASE NOTE:

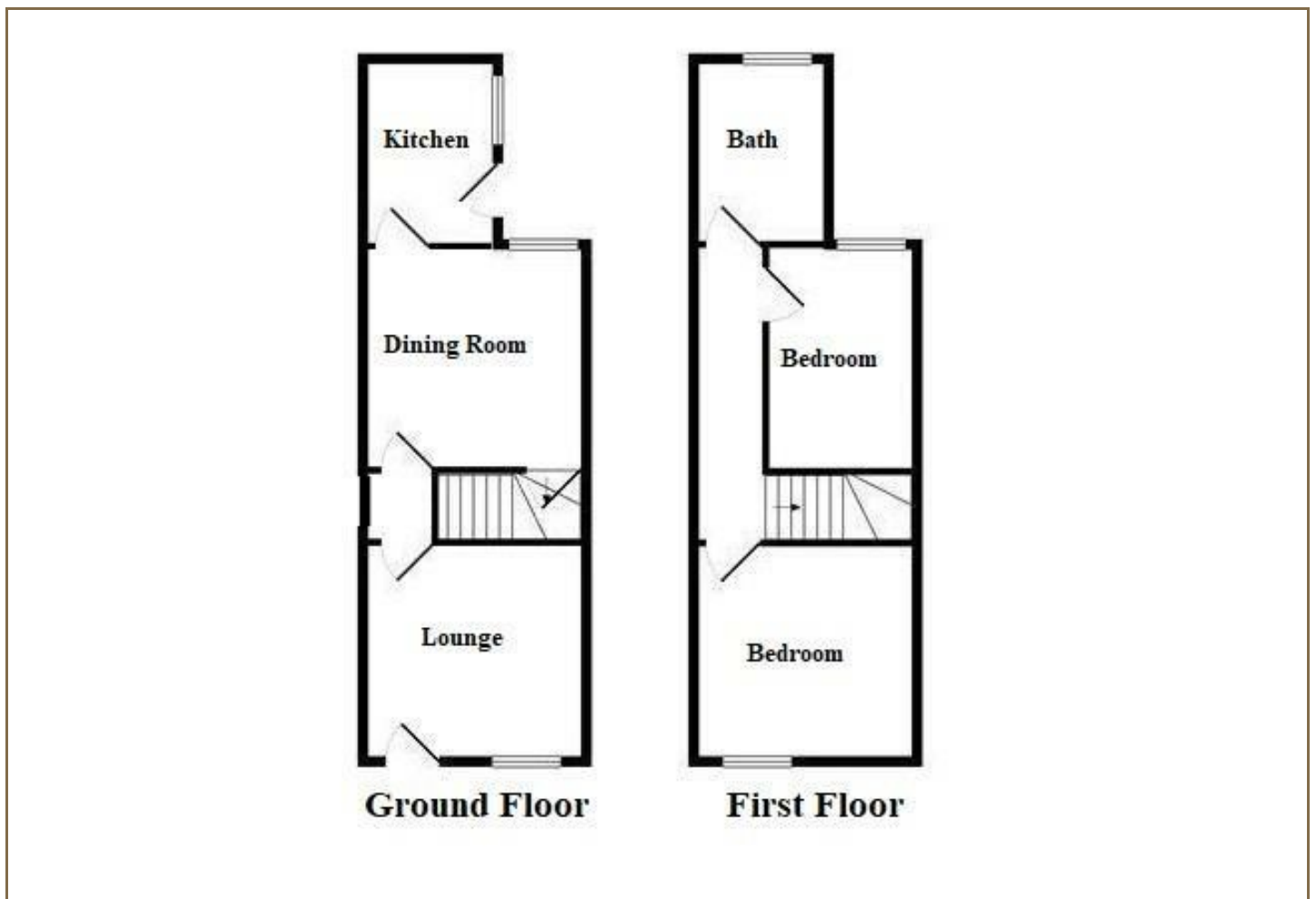
The photographs were taken before the tenancy started approx a year ago. The house is let on an Assured Shorthold Tenancy Agreement which commenced on 13/05/2023. The rent is £695.00. Further details can be obtained from the offices of Boxall Brown and Jones.



## Road Map



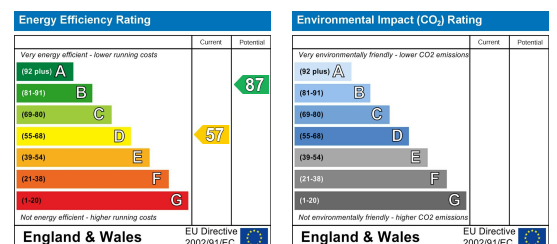
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## 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. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)

Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
sales@boxallbrownandjones.co.uk

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
belper@boxallbrownandjones.co.uk