



Wild Street, Derby, DE1 1GP

£160,000

** Landlords Only ** Investment Sale ** Rental Income £800 pcm **

A traditional mid terrace home with uPVC double glazing and gas central heating, being sold with tenants in occupation. The interior accommodation offers lounge on the front elevation with window to the front elevation with feature fire place and door through to the dining room on the rear aspect with laminate flooring, stairs rising to the first floor, with a useful under stairs storage cupboard and French patio door opening onto the rear garden.

The kitchen has a selection of fitted units with freestanding appliance spaces for cooker and washing machine, built-in dishwasher and concealed cupboard space for fridge freezer, wall mounted gas fired combination boiler and window to the rear aspect.

The first floor provides three generous bedrooms with a central bathroom offering a four piece white bathroom suite with shower enclosure and shaver point. There is a rear garden with shared entry access to the front. View by strict appointment.

The Accommodation

Lounge

3.71m x 3.48m (12'2 x 11'5)

Dining Room

3.71m x 3.66m (12'2 x 12'0)

Kitchen

2.74m x 1.83m (9'0 x 6'0)

Bedroom One

3.71m x 3.51m (12'2 x 11'6)

Bedroom Two

3.86m x 2.16m (12'8 x 7'1)

Bedroom Three

2.95m x 2.95m max (9'8 x 9'8 max)

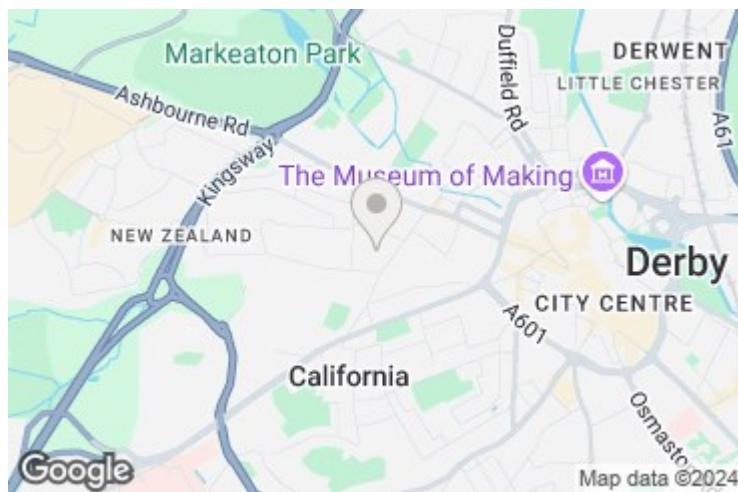
Bathroom

Rear Garden

Tenanted Property

The home is being Let at £800 pcm, therefore any intending buyer will be required to be cash or to be with suitable Buy To Let Finance.

Draft details awaiting vendor approval and subject to change.





NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty. Plan produced using PlanUp.

Council Tax Band A

Freehold

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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