

# CURRAN BIRDS



South Street,  
Friar Gate, Derby  
Offers in excess of £130,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



NO CHAIN - A traditional semi-detached home, requiring a comprehensive scheme of modernisation but offering exciting potential for improvement. The property is situated in this highly sought after location in the Friar Gate area of Derby, just a short walk away from Derby City Centre and several Derby University sites in the Ashbourne Road area. The property stands in this elevated position, set back from South Street with a driveway and single garage. There is a good sized enclosed garden to the rear.

This property would be ideally suited for an investor, first time buyer or someone looking for a project with exciting potential. The property offers potential for cosmetic improvement and extension (subject to necessary planning consent being obtained)





## The Detail

A traditional three bedroom semi-detached home standing in this elevated position on South Street close to Friar Gate and Derby City Centre. The property would be ideally suited to the first time buyer or investor and requires modernisation. The property offers exciting potential for improvement and extension (subject to necessary planning consent being obtained)

The accommodation has the benefit of combination boiler gas central heating system, uPVC double glazing and in brief comprises: entrance hallway, living room with bay window, fitted kitchen and ground floor shower room/wc. The first floor landing leads to three bedrooms including a spacious primary bedroom and two single bedrooms.

Outside, the property has a driveway to the front leading to the single garage. There are steps leading upto the front of the property with gated access to the side leading to the generous south west facing enclosed rear garden. There is an understairs brick store housing the wall mounted combination boiler.





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## The Location

South Street is located in the sought after Friar Gate area of Derby. The Friar Gate area is a highly sought after conservation area just a short walk away from Derby city centre and also within close proximity is the Cathedral Quarter which offers a range of bars, hotels, restaurants and boutiques. Derby city centre also offers the Derbion shopping centre with its many major retail outlets.

Markeaton Park and the University of Derby are easily reached from the Derby Ring Road which in turn offers access to the A38, A52 and A50 trunk roads which gives access onto the onward motorway network. There are regular bus services along Ashbourne Road to the city centre. Ashbourne and the Royal Derby Hospital are also easily reached.









GROSS INTERNAL AREA  
 FLOOR 1: 333 sq. ft, 31 m<sup>2</sup>, FLOOR 2: 336 sq. ft, 31 m<sup>2</sup>  
 TOTAL: 669 sq. ft, 62 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## The Particulars

- Traditional Semi-Detached Home with Garage
- Requires Modernisation - Exciting Potential for Improvement
- Combination Boiler Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, Living Room with Bay Window
- Fitted Kitchen & Ground Floor Shower Room
- Three Bedrooms
- Driveway, Single Garage & Enclosed Rear Garden
- Easy Access to Derby University Sites
- Sought after Location Close to City Centre
- No Chain Involved

### Size

Approx 669.00 sq ft

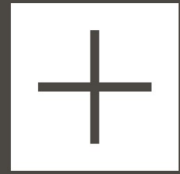
### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

B

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*Let's Talk*

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