

CURRAN  
BIRDS  
+ CO

Etwall Street, Derby  
Offers in excess of  
£180,000





CURRAN BIRDS + CO

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



IDEAL INVESTMENT PROPERTY - A most spacious three bedroom period mid terraced home, offering exciting potential for improvement and HMO multi room letting potential (subject to licence) The property is set within this highly popular investment location close to Derby City Centre in the Ashbourne Road area of Derby offering easy access to the Royal Derby Hospital and several Derby University Sites. This property offers a great layout for the investment market which in brief comprises: entrance hallway, lounge and separate dining room and a good sized kitchen. The first floor landing gives access to three bedrooms and a bathroom. The largest bedroom also has a useful store room, ideal for conversion to an en-suite shower room. There is also an enclosed garden to the rear - NO CHAIN









## The Detail

A most spacious traditional three bedroom period mid terraced home, situated in this highly popular investment location close to Derby City Centre in the Ashbourne Road area of Derby offering easy access to the Royal Derby Hospital and several Derby University Sites.

The property has the benefit of a combination boiler gas central heating and uPVC double glazing. This property offers a great layout for the investment market which in brief comprises: entrance hallway with Minton tiled floor, lounge with feature fireplace and separate dining room and a good sized kitchen.

The first floor semi-galleried landing leads to: three bedrooms and spacious bathroom. The primary bedroom also has a useful store room, ideal for conversion to an en-suite shower room.

The property offers further potential for conversion off the loft space (subject to the necessary planning consent being granted)

There is an enclosed garden to the rear with walled and fence panelled boundary.











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## The Location

This property is located in the ever popular Ashbourne Road area of Derby. This property is located close to the Friar Gate conservation area, Derby City centre and several Derby University Sites.

The property is located 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.



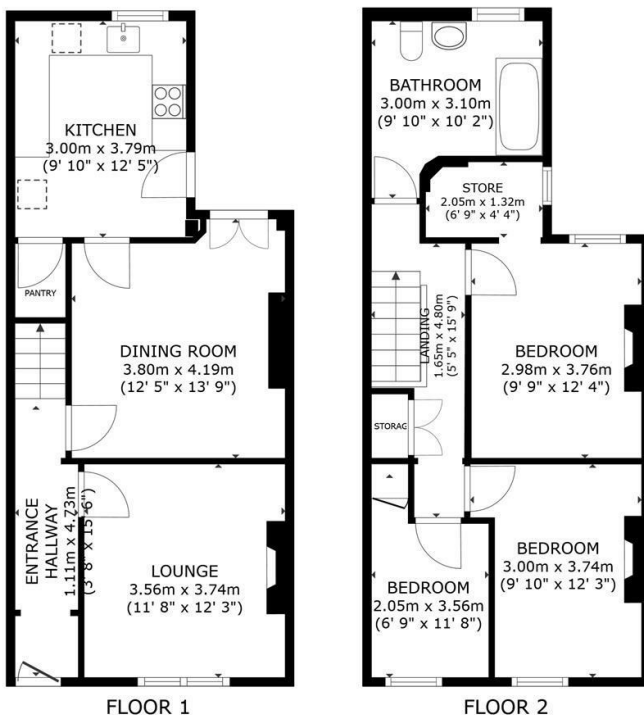












GROSS INTERNAL AREA  
 FLOOR 1 48.4 m<sup>2</sup> (520 sq.ft.) FLOOR 2 47.6 m<sup>2</sup> (513 sq.ft.)  
 TOTAL : 96.0 m<sup>2</sup> (1,033 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## The Particulars

- Spacious Traditional Mid Terraced Home
- Ideal Investment Property with HMO Potential (Subject to Licence)
- Generous Room Proportions - Around 1000 Square Feet over Two Floors
- Requires Modernisation - Exciting Potential
- Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, Lounge, Dining Room & Kitchen
- Three Bedrooms & Bathroom
- Easy Access to the Royal Derby Hospital
- Close to Derby City Centre & Several Derby University Sites
- No Chain Involved

### Size

Approx 1033.00 sq ft

### Energy Performance Certificate (EPC)

Rating E

### Council Tax Band

A



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*Let's Talk*

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