

CURRAN  
BIRDS  
+ CO

Leicester Street  
Derby  
£146,000





CURRAN BIRDS + CO

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



NO CHAIN - An extended three bedroom traditional mid-terraced property, situated in this highly convenient and popular city centre cul-de-sac location off Dean Street, close to an excellent range amenities and also offering easy access to the Royal Derby Hospital. The property offers spacious accommodation of around 950 square feet and benefits from an extension at the rear on the ground floor and the additional first floor living space over the passageway. The property would be ideally suited to the first time buyer or investor.







## The Detail

An extended traditional three bedroom mid terraced home, occupying this highly convenient cul-de-sac position off Dean Street, close to Derby City Centre and offering easy access to the Royal Derby Hospital and a full range of amenities in Derby Centre.

The property would be ideally suited to the first time buyer or investor. This property occupies a very popular investment location.

The property has the benefit of a combination boiler gas central heating system, uPVC double glazing and in brief the accommodation comprises, living room, sitting room with open plan dining area with kitchen and utility area with access to a ground floor bathroom and the rear garden. The first floor passaged landing gives access to three well proportioned bedrooms including two very spacious double bedrooms.

Outside, there is an enclosed garden to the rear.











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## The Location

The property is located a short walk away from the City centre offering easy access to a full range of amenities including comprehensive shopping facilities with the Derbion shopping centre with its major retail outlets and state of the art cinema. The Royal Derby Hospital is located within a reasonable walking distance

Major employers within easy access of this property include Roll-Royce, Toyota, Alstom Trains and the Royal Derby Hospital.

The property offers easy access on to the A6, A38, A50 and A52 leading onto the M1 Motorway and the main motorway network. East Midlands International Airport is located approximately 20 mins drive away.



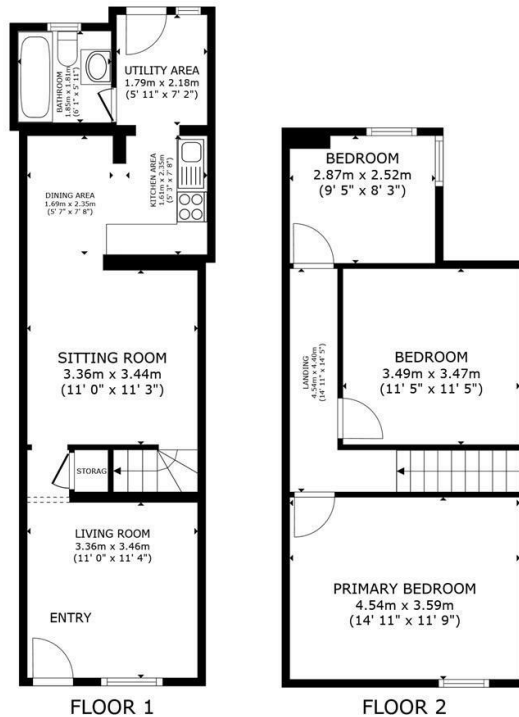












GROSS INTERNAL AREA  
 FLOOR 1 44.6 m<sup>2</sup> (480 sq.ft.) FLOOR 2 44.3 m<sup>2</sup> (477 sq.ft.)  
 TOTAL : 88.9 m<sup>2</sup> (956 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## The Particulars

- Extended Traditional Mid Terraced House
- Ideal First Time Buy or Investment
- Gas Central Heating & uPVC Double Glazing
- Living Room & Sitting Room with Open Plan Dining Area
- Fitted Kitchen & Utility Area
- Three Bedrooms & Ground Floor Contemporary Bathroom
- Enclosed Rear Garden
- Easy Access to the Royal Derby Hospital
- Close to City Centre
- No Chain Involved

### Size

Approx 956.00 sq ft

### Energy Performance Certificate (EPC)

Rating

Council Tax Band

A



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*Let's Talk*

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