



All enquiries Ref: Kristian Georgiou



- Freehold three floor end terrace house arranged as two self-contained flats requiring modernisation
- Part Investment (Rent reserved: £11,880 pa)

Location:

The property is situated on Stafford Street. Public transport links include Derby mainline rail station together a network of local bus services serving the surrounding vicinity. Road links include the A38 and A52 which links to the M1 Motorway. Shopping amenities can be found locally within Derby with an extensive range of shops, bars and restaurants being found in Nottingham. Recreational pursuits can be found locally at the open spaces of Markeaton Park, West End Park, Derby River Gardens and along the River Derwent.

Description:

Freehold two floor end terrace house arranged as two self-contained flats. The vendor is currently utilising both flats as multiple bedsits. The vendor advises us that the house was previously fully let at £2,000 pcm (£24,000 pa), purchasers are deemed to rely upon their own enquiries in respect of current market rents.



Accommodation:

Flat	Accommodation	EPC	Council tax	Tenancy
A – Ground floor, basement and rear yard	One bedroom, reception room, kitchen, shower room/WC	E	A	Vacant
B – First and second floors	Three rooms, dining room/kitchen, shower room/WC	D	A	Two rooms each let on a tenancy agreement at £495 pcm One room vacant

Rent reserved:
£11,880 per annum

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

