

CURRAN
BIRDS
+ CO

Bridge Street
£1,200 PCM



CURRAN BIRDS + CO

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



A spacious three-bedroom, three-storey townhouse with parking, situated just a short walk from Derby city centre. This well-proportioned property offers flexible living across three floors, featuring an open-plan living, dining, and kitchen area with modern appliances, three double bedrooms, and a spacious bathroom. The secure residents' car park provides convenient parking behind remote gates. Ideally located for access to the city centre, Friar Gate, and major road networks, this is an excellent option for professionals or families seeking a well-positioned home with character.





The Detail

This three-bedroom townhouse is arranged over three floors and offers well-balanced living space. The ground floor features a large open-plan living, dining, and kitchen area with laminate flooring throughout. The kitchen is fitted with solid wooden units, granite work surfaces, and integrated appliances, including an electric oven, gas hob, dishwasher, washing machine, and fridge freezer. The living and dining space provides ample room for both seating and dining furniture, with three front-facing sash windows allowing plenty of natural light. A rear lobby leads to the parking area and stairs to the first floor.



On the first floor, there are two spacious double bedrooms, both featuring sash windows and radiators. The bathroom is well-appointed with a white suite, including a panelled bath with a shower attachment, a washbasin, and a WC. The second floor comprises a large third double bedroom with twin sash windows and additional storage space.

Externally, the property benefits from a secure residents' car park set behind remote-controlled gates. Additional street parking is available with a residents' permit.





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The Location

Bridge Street is ideally positioned to enjoy the best of Derby city centre and its surroundings. Just a short walk away, Friar Gate offers a vibrant selection of independent bars, restaurants, and coffee shops, making it a popular spot for socialising. Intu Derby shopping centre is also within easy reach, providing a range of high-street retailers, eateries, and entertainment options. The area benefits from excellent transport links, with the A38 and A52 nearby, providing straightforward connections to Nottingham, Birmingham, and beyond. Derby Railway Station is also close, offering direct services to London and other major cities.

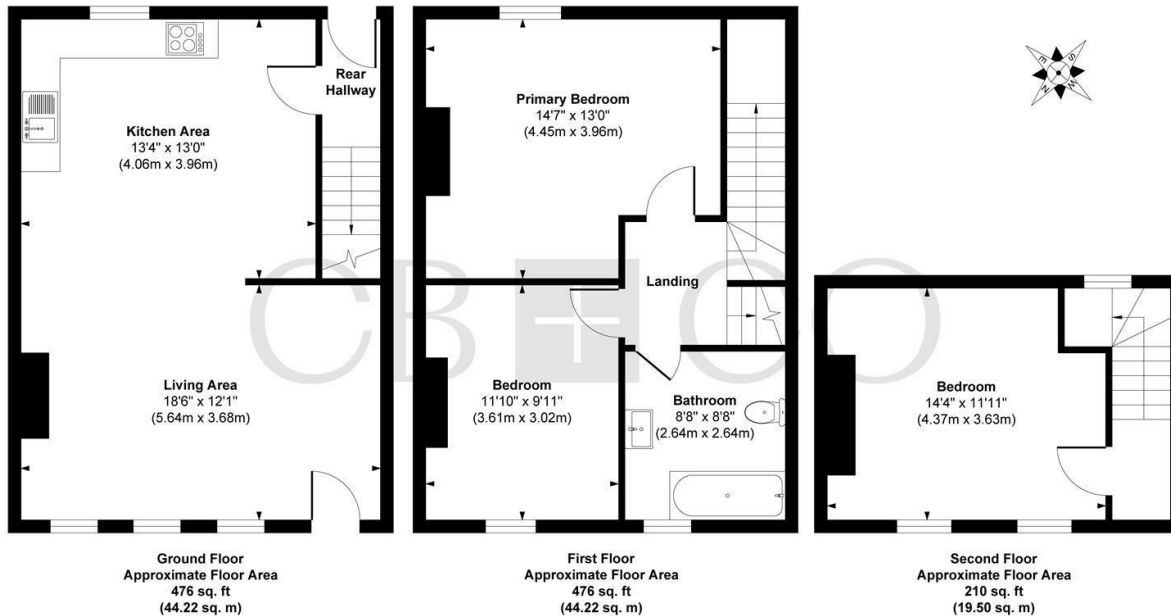
Darley Park is within easy reach, offering riverside walks, open green spaces, and a café. The Cathedral Quarter adds to the city's charm with its historic streets, boutique shops, and cultural venues, including Derby Theatre. The property is also well-placed for employment hubs such as Rolls Royce, the University of Derby, and the Royal Derby Hospital, making it ideal for professionals.







Bridge Street, Derby



Approx. Gross Internal Floor Area 1162 sq. ft / 107.94 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

The Particulars

- Available Now: Three-Bedroom, Three-Storey Townhouse With Parking
- Short Walk To Derby City Centre And Friar Gate
- Spacious Open-Plan Living, Dining, And Kitchen Area
- Modern Kitchen With Solid Wooden Units And Granite Work Surfaces
- Integrated Appliances Including Electric Oven, Gas Hob, And Dishwasher
- Two Double Bedrooms With Sash Windows
- Large Third Double Bedroom On The Second Floor With Additional Storage
- Well-Designed Bathroom With White Suite And Panelled Bath
- Secure Residents' Car Park Behind Remote-Controlled Gates
- Excellent Access To Local Amenities, Transport Links, And Employment Hubs

Size

Approx 1162.00 sq ft

Energy Performance Certificate (EPC)

Rating E

Council Tax Band

C

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Let's *Talk*

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