

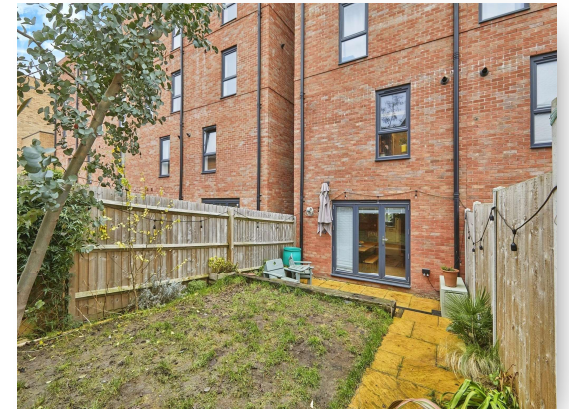
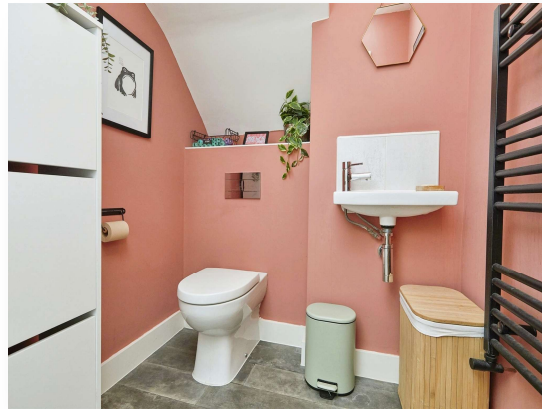


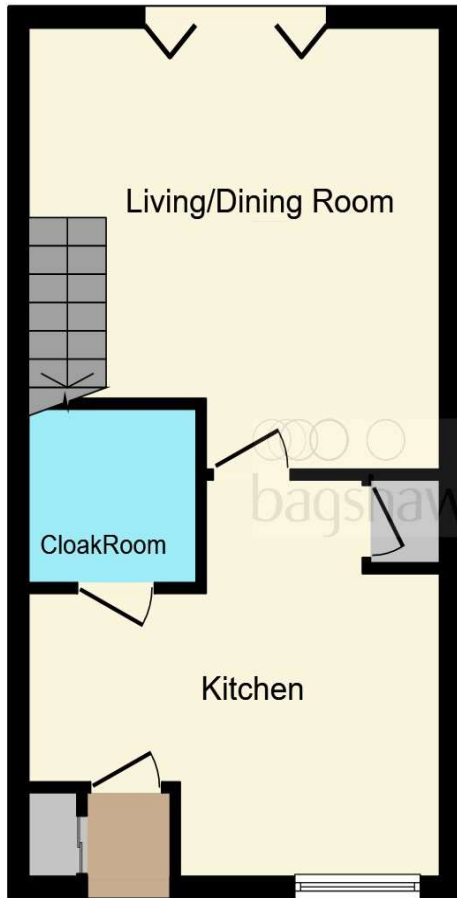
Carrington Street, Derby DE1 2BS

welcome to

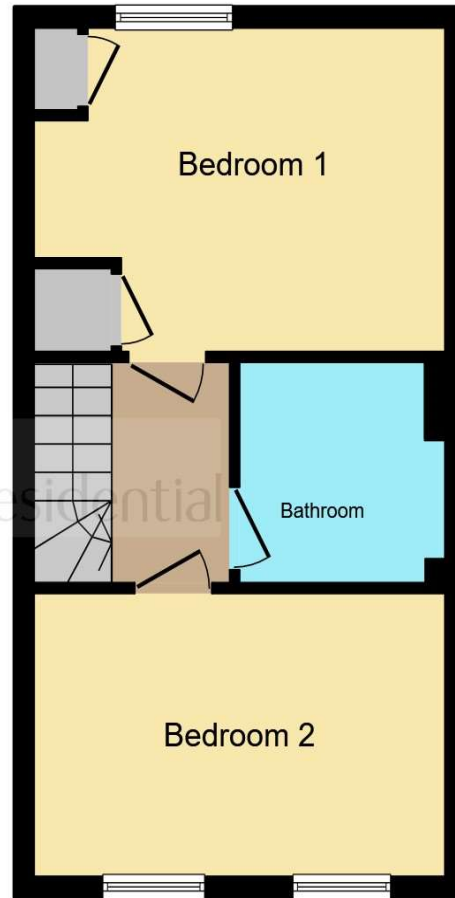
Carrington Street, Derby

This deceptively spacious home is perfectly located for those wishing to find modern and contemporary City Centre living, offering the benefits of easy access to excellent commuter links, shops and amenities as well garage and garden space.





Ground Floor



First Floor

Kitchen

13' Widest x 12' Widest (3.96m Widest x 3.66m Widest)

Living Room

10' Widest x 6' Widest (3.05m Widest x 1.83m Widest)

Cloakroom

Stairs & Landing

Bedroom One

12' Widest x 13' Widest (3.66m Widest x 3.96m Widest)

Bedroom Two

13' Widest x 10' Widest (3.96m Widest x 3.05m Widest)

Bathroom

Garage

Outside

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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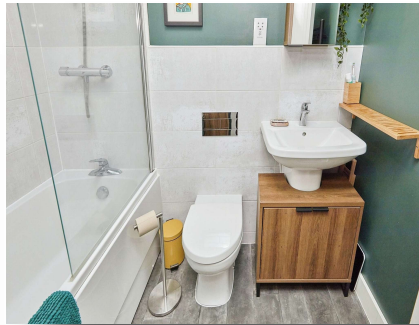
Carrington Street, Derby

- Modern Two Bed Mews House
- Double Bedrooms
- Garage with Electricity supply
- Long Lease of 247 Years Remaining
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 250 years from 02 Oct 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£200,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY118616



Property Ref:
DBY118616 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Bagshaws Residential are delighted to present to the market this exceptionally well-presented, self-contained mews-style house with garage. The property is perfect for first time buyers and working professionals looking to live within the City Centre and amongst the smart modern buildings of the Castleward development, including retail stores, coffee shops, parks and a primary school.

The property is tastefully decorated throughout and potentially available to buy with additional furnishings if desired, and in brief comprises; accessing directly from the street into the kitchen with storage cupboard, cloakroom off and doorway to the living dining room with bi-fold doors and stairs leading up, the landing connecting two double bedrooms, one with built-in cupboards, and finally is the family bathroom with shower over the bath. Externally there is a small outside store by the front door, a garage in a separate block with electricity supply and lighting and a south facing garden. Yearly resident parking permits are available through the council, as well as permits for visitor parking.



bagshaws residential



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