



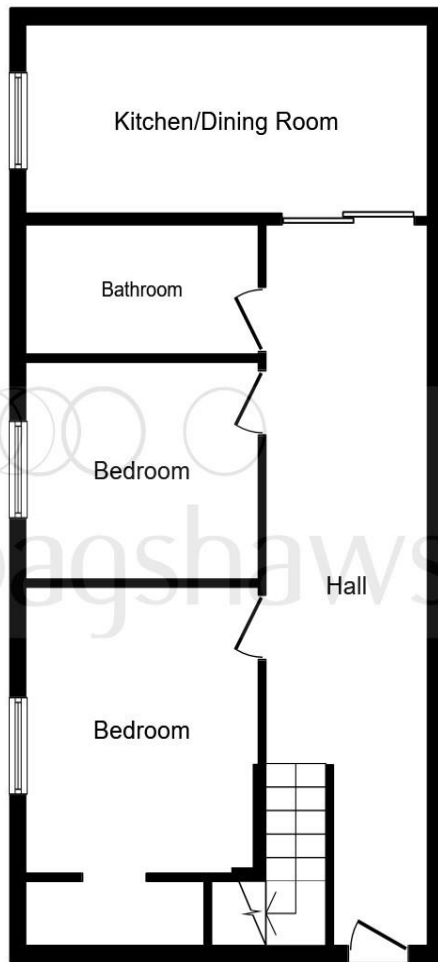
The School House, Brookbridge Court, Derby DE1 3LG

welcome to

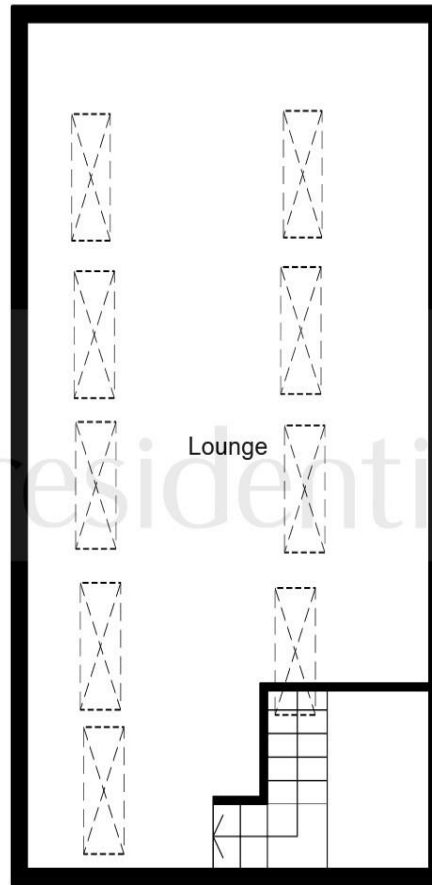
The School House Brookbridge Court, Derby

Situated within a highly sought after City Centre location is this superb, individual detached former School house dating back to the 19th century, being extensively refurbished to an incredibly high standard, offering modern and stylish living accommodation with open plan loft style living.





Ground Floor



First Floor

Reception Hallway

34' 1" x 7' 2" (10.39m x 2.18m)

Kitchen And Dining Area

10' 5" x 7' 9" (3.17m x 2.36m)

Bathroom

10' 3" x 5' 3" (3.12m x 1.60m)

Bedroom One

11' 8" x 10' 2" (3.56m x 3.10m)

Bedroom Two

10' 2" x 8' 10" (3.10m x 2.69m)

First Floor

26' 3" x 17' 8" (8.00m x 5.38m)

Outside

welcome to

The School House, Brookbridge Court, Derby

- Stunning Detached Former School House
- Situated Within Derby City Centre
- Two Double Bedrooms
- Allocated Parking Within a Secured Gated Mill Complex
- No Upward Chain

Tenure: Leasehold EPC Rating: E

offers over

£175,000



view this property online bagshawsresidential.co.uk/Property/DBY118695

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.



Property Ref:
DBY118695 - 0003



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Please note the marker reflects the
postcode not the actual property