



**Wolfa Street, Derby DE22 3SE**

**welcome to**

**Wolfa Street, Derby**

This traditional mid-terrace property is being offered for sale with NO ONWARD CHAIN and offers versatile living accommodation including a reception room and four bedrooms, close to Derby City Centre.





**Ground Floor**

**First Floor**

+

**Bedroom One**

11' 5" Widest x 10' 6" Widest ( 3.48m  
Widest x 3.20m Widest )

**Living Room**

11' 5" Widest x 11' 1" Widest ( 3.48m  
Widest x 3.38m Widest )

**Kitchen**

10' 6" Widest x 6' 11" Widest ( 3.20m  
Widest x 2.11m Widest )

**Bedroom Two**

11' 1" Widest x 8' 3" Widest ( 3.38m  
Widest x 2.51m Widest )

**Bedroom Three**

7' 10" Widest x 7' 7" Widest ( 2.39m  
Widest x 2.31m Widest )

**Bedroom Four (studio)**

11' 2" Widest x 11' 11" Widest ( 3.40m  
Widest x 3.63m Widest )

**Bathroom**

**Separate Wc**

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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## Wolfa Street, Derby

- Established, Period Mid-Terrace Home
- Four Bedrooms
- Council Tax Band A
- Dining-Kitchen with doorway into the rear garden
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

**£235,000**

Well presented with neutral decor throughout, this established terraced home briefly comprises entrance hallway leading to Bedroom 1, Living Room, Galley Dining Kitchen and doorway into the rear garden.

To the first floor, the landing connects to the other three bedrooms, Bedroom 4 of which is a self-contained studio.

There is a family bathroom and a separate WC. Outside there is a low-maintenance, walled garden to the rear.



**view this property online** [bagshawsresidential.co.uk/Property/DBY112703](https://www.bagshawsresidential.co.uk/Property/DBY112703)

Please note the marker reflects the postcode not the actual property



Property Ref:  
DBY112703 - 0010

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