

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.



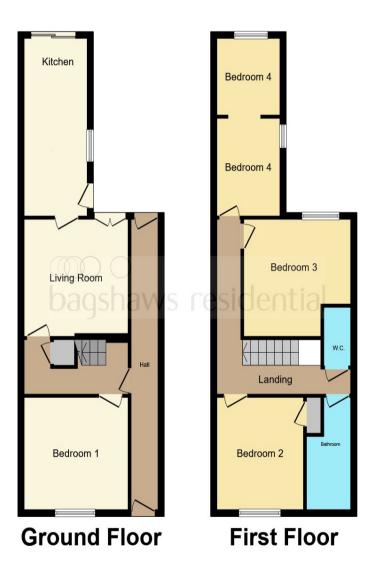












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties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

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

+

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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 compromises 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.





Drewry Ln

Please note the marker reflects the postcode not the actual property

Abbev



Property Ref:

DBY112703 - 0010

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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