



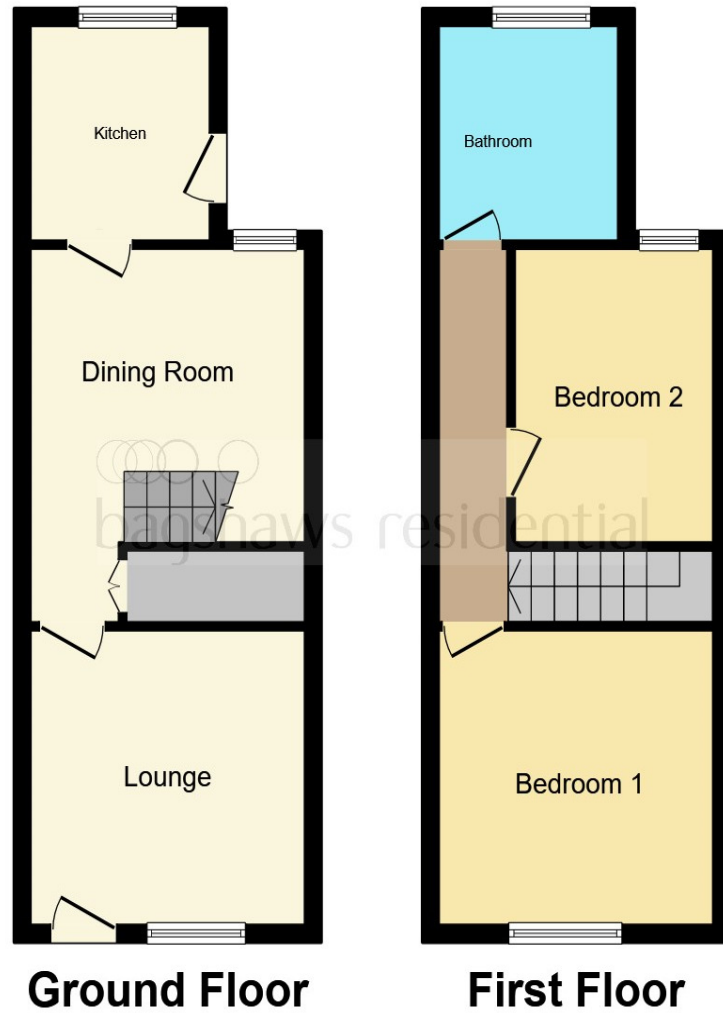
Selborne Street, Derby DE24 8WF

welcome to

Selborne Street, Derby

This two bedroom mid terraced house is perfect for small families, couples, first-time buyers, and commuters alike, situated in a convenient location, just a stone's throw from Pride Park and Derby City Centre.





Lounge
10' 8" x 10' 8" (3.25m x 3.25m)

Dining Room
10' 8" x 10' 8" (3.25m x 3.25m)

Kitchen
7' 1" x 7' 10" (2.16m x 2.39m)

Bedroom One
10' 3" x 10' 8" (3.12m x 3.25m)

Bedroom Two
8' 6" x 10' 8" (2.59m x 3.25m)

Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Selborne Street, Derby

- 2 Bed Mid Terraced House
- Near Derby City Centre
- Near Pride Park
- Council Tax Band A
-

Tenure: Freehold EPC Rating: C

offers in the region of

£145,000

Bagshaw's Residential are proud to present to you this delightful two bedroom mid-terraced house situated in a convenient location, just a stone's throw from Pride Park and Derby City Centre, perfect for small families, couples, first-time buyers, and commuters alike

As you step inside, you'll be greeted by a stylish grey and white themed interior that flows seamlessly throughout the property. The living area is a warm and inviting space, perfect for hosting guests, with stairs leading to the upper floor carpeted in plush grey. Adjacent to the living area is the dining room, which boasts ample space for a good-sized dining table, ideal for family meals or entertaining friends.

Upstairs, the property features two spacious double bedrooms both with radiators, grey carpentry and a sizeable window, providing a peaceful retreat. The bathroom is conveniently located along the landing, to the rear of the property.

Externally, the outdoor space is generously proportioned, featuring a patio area and a meandering path that leads to the rear of the garden.

This charming home offers the perfect blend of comfort, convenience, and affordability, making it an ideal choice for those looking to put down roots in a thriving near the city location. Don't miss out on this fantastic opportunity!



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY119219



Property Ref:
DBY119219 - 0004

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.

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