

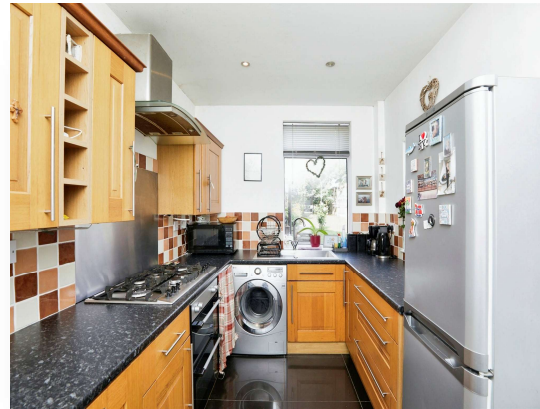


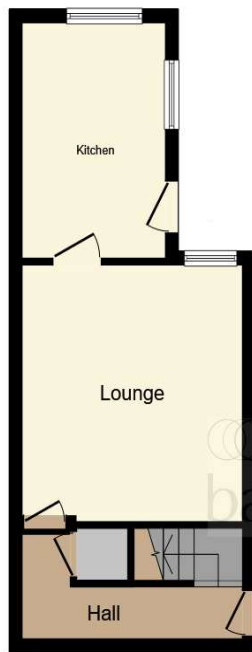
Village Street, Derby DE23 8SZ

welcome to

Village Street, Derby

Presented to the market is this superb home, offering deceptively spacious accommodation. Presented in immaculate order with generous room sizes, this home would make a wonderful family home or investment opportunity. Comprising three bedrooms, large bathroom, modern kitchen and large garden.





Ground Floor



First Floor



Second Floor

Entrance Hallway

Lounge

12' 10" x 11' 11" (3.91m x 3.63m)

Kitchen

11' 10" x 7' 9" (3.61m x 2.36m)

Stairs & 1st Floor Landing

Bedroom Two

11' 10" x 12' (3.61m x 3.66m)

Bedroom Three

12' 11" x 8' 10" (3.94m x 2.69m)

Bathroom

11' 10" x 7' 9" (3.61m x 2.36m)

Stairs To 2nd Floor

Bedroom One

21' 3" x 8' 11" (6.48m x 2.72m)

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

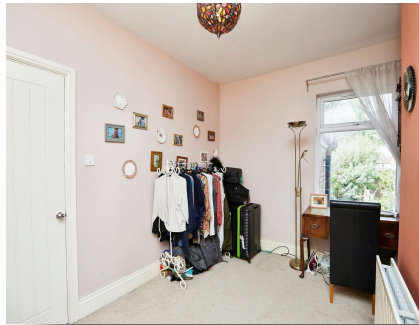
Village Street, Derby

- Period Semi-Detached Home
- Three Double Bedrooms
- Large, Modern Bathroom
- Spacious & Private Rear Garden
- Council Tax Band A

Tenure: Freehold EPC Rating: F

£205,000

Presented to the market is this superb home, offering deceptively spacious accommodation. Presented in immaculate order and generous room sizes, this home would make a wonderful family home or investment opportunity. The location is conveniently located for the city's inner ring road connecting to Rolls Royce and the Royal Derby Hospital, as well as being close to park, shops, schools and public transport links connecting to the City Centre and beyond. The accommodation in brief comprises on the ground floor of an entrance hallway with stairs rising to the first floor and doorway to the useable cellar providing storage, a spacious and homely lounge with feature fireplace focal point, cottage style doors and outlook to the rear garden. The kitchen completes the ground floor, which sympathetic shaker-style with warm coloured tiles, double oven and gas hob and doorway into the rear garden. The first floor comprises of two double bedrooms and the family bathroom which is bright and spacious, featuring vanity sink unit, toilet and bath with shower over. Finally, the entire second floor is an impressive large main bedroom with skylight window. Externally, there is a small low-maintenance frontage separating the house from the public footpath, with side access into the rear garden. The plot to the rear is south-facing and extensive in size, laid mainly to lawn with planted beds, small pond and patio seating area.



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY119589](https://www.bagshawsresidential.co.uk/Property/DBY119589)



Property Ref:
DBY119589 - 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.

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



01332 361308



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)