

Buller Street, Derby DE23 6PP

bagshaws residential

welcome to

Buller Street, Derby

Imposing three bedroom end-of-terrace house in New Normanton, boasting many original features, generous room sizes, enclosed rear garden, cloakroom, en suite and four-piece bathroom. This property would make a wonderful family home or great investment.

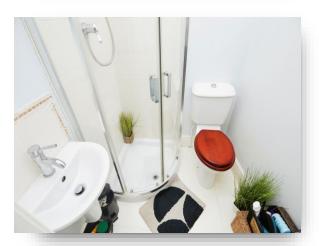














This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Entrance Porch

Entrance Hallway

Living Room

14' 1" into bay x 11' 10" into recesses (4.29m into bay x 3.61m into recesses)

Dining Room

13' 5" x 12' 6" into recesses (4.09m x 3.81m into recesses)

Kitchen Breakfast Room

22' 5" longest point x 9' 9" widest point (6.83m longest point x 2.97m widest point)

Cloakroom

Stairs & Landing

Bedroom One

12' 10" longest point, into bay x 16' 6" (3.91m longest point, into bay x 5.03m)

En Suite

Bedroom Two

13' 5" x 9' 11" (4.09m x 3.02m)

Bedroom Three

9' 7" x 8' 6" (2.92m x 2.59m)

Bathroom

12' 10" x 6' 10" (3.91m x 2.08m)

welcome to

Buller Street, Derby

- Three Bedroom End-of-Terrace House
- Two Reception Rooms
- Cloakroom, En Suite and Four-Piece Bathroom
- Beautiful Original Features
- Council Tax Band B

Tenure: Freehold EPC Rating: D

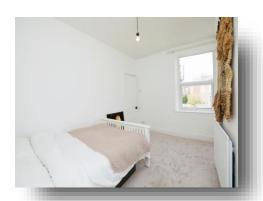
£260,000

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

Offered for sale is this three bedroom end-of-terrace Victorian property in the sought-after area of New Normanton. Boasting a striking facade with two storey bay-windows and decorative stonework, the property offers deceptively spacious accommodation and a great proximity to many amenities, including Littleover Community School Catchment, Burton Road shops, petrol station and takeaways in Littleover, as well as the City Centre of Derby in the opposite direction.

Once inside, the accommodation comprises entrance porch through to the hallway with staircase leading to the first floor, front reception room with feature fireplace and beautiful bay windows. The separate dining room is accessed off the hallway with wood-burning stove. The kitchen sits to the rear with ample units, solid Quartz worktops, stable door into the rear garden and doorway to the ground floor cloakroom. To the first floor, the landing connects the largest bedroom mirroring the ground floor bay windows, with modern en suite shower room off, with two further well-balanced bedrooms and finally, the family bathroom comprising of a four-piece suite.

To the rear of the property is a patio area, with bin store, timber shed and side gate to the front of the house, with raised decked seating area and planted borders.









Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY119603



Property Ref: DBY119603 - 0002 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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