



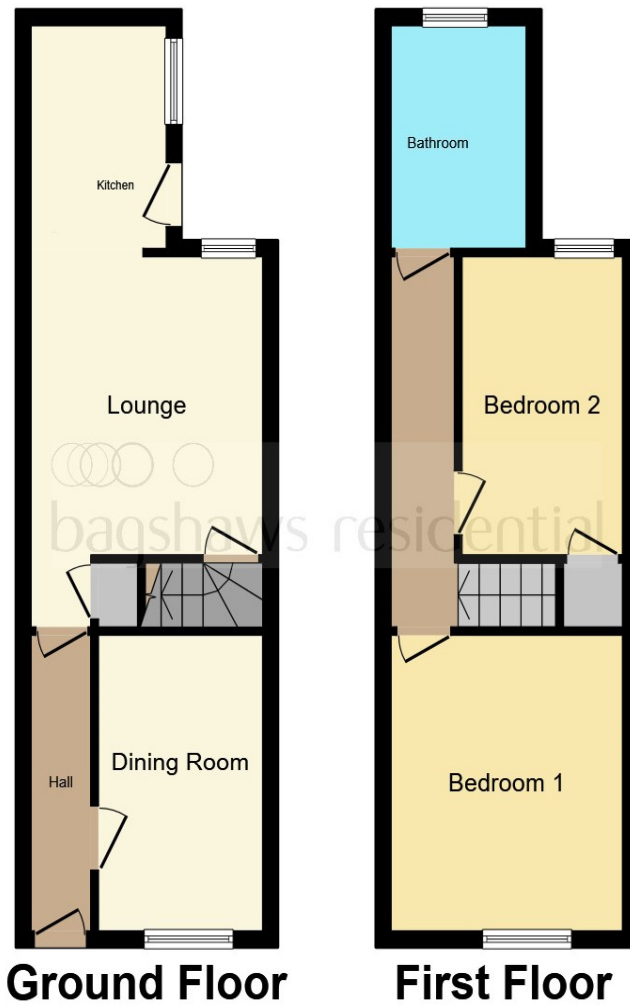
**Drewry Lane, Derby DE22 3QT**

**welcome to**

**Drewry Lane, Derby**

Located on Drewry Lane, this well-maintained two-bedroom mid-terrace offers modern living with fantastic investment potential, just minutes from Derby city centre!





**Dining Room**

12' 1" x 6' 9" ( 3.68m x 2.06m )

**Lounge**

12' 2" x 10' 2" ( 3.71m x 3.10m )

**Kitchen**

9' 2" x 5' 9" ( 2.79m x 1.75m )

**Bedroom 1**

12' 2" x 10' 2" ( 3.71m x 3.10m )

**Bedroom 2**

12' 4" x 6' 7" ( 3.76m x 2.01m )

**Bathroom**

8' 8" x 5' 9" ( 2.64m x 1.75m )

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](http://www.focalagent.com)

welcome to

## Drewry Lane, Derby

- Two spacious double bedrooms
- Versatile front reception room, currently used as a bedroom
- Open-plan lounge and kitchen with garden views
- Well-maintained rear garden with patio area
- Immaculately presented throughout

Tenure: Freehold EPC Rating: D

**£150,000**



Welcome to this well-presented two-bedroom mid-terrace home on Drewry Lane, Derby, offering excellent investment potential.

Entering through the front, you are greeted by a hallway leading to a versatile reception room currently set up as a bedroom. Continuing down the hallway, you'll find the open-plan lounge and kitchen, which offers direct views and access to the private rear garden-ideal for relaxing or entertaining.

Upstairs, the property boasts two spacious double bedrooms, one at the front and the other to the side, along with a well-maintained bathroom to the rear. The home has been cared for and finished to a high standard, ensuring it's ready for immediate occupancy.

The rear garden features a patio area, perfect for outdoor dining, and is low-maintenance, making it attractive to both homeowners and investors alike.

Located in a sought-after area close to Derby city centre, this property offers easy access to local amenities, transport links, and the University of Derby, making it an excellent rental or first-time buyer opportunity.



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/DBY119686](https://www.bagshawsresidential.co.uk/Property/DBY119686)



Property Ref:  
DBY119686 - 0002

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