



**Belgrave Street, Derby DE23 6SS**

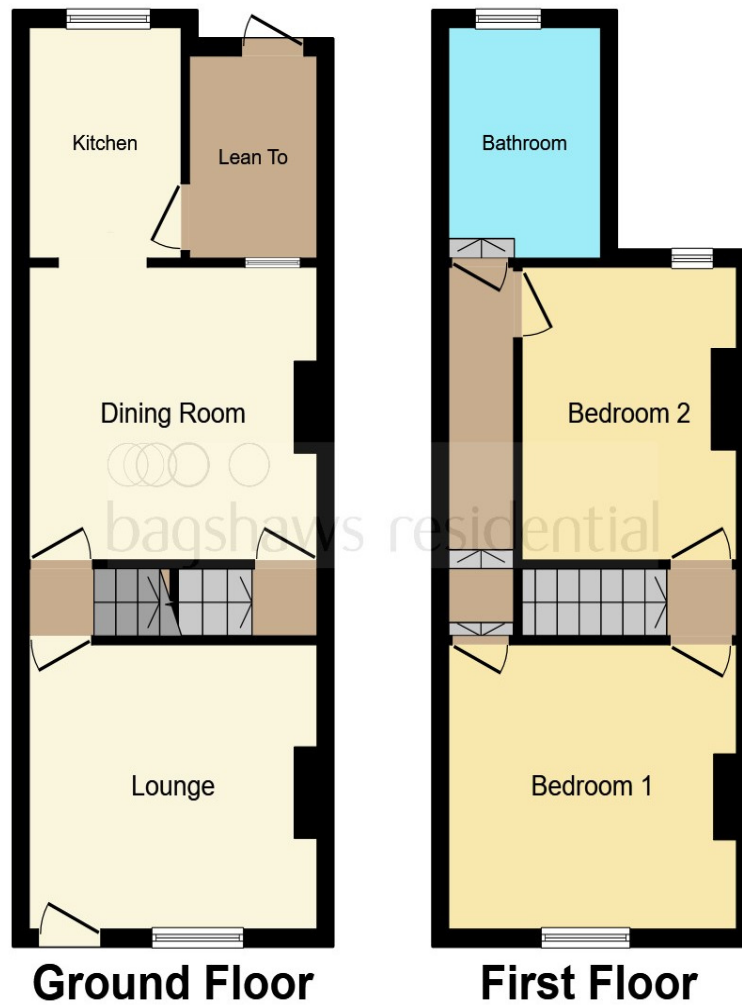


**welcome to**

## **Belgrave Street, Derby**

Don't miss out on this inviting two-bedroom mid terrace home, located close to local amenities, schools, and transport links, offering comfort and convenience in a prime location.





### Lounge

12' APPROX x 11' 1" APPROX ( 3.66m APPROX x 3.38m APPROX )

### Dining Room

12' APPROX x 11' 1" APPROX ( 3.66m APPROX x 3.38m APPROX )

### Kitchen

8' 9" APPROX x 6' 4" APPROX ( 2.67m APPROX x 1.93m APPROX )

### Bedroom 1

12' APPROX x 11' 1" APPROX ( 3.66m APPROX x 3.38m APPROX )

### Bedroom 2

11' 1" APPROX x 9' APPROX ( 3.38m APPROX x 2.74m APPROX )

### Bathroom

8' 7" APPROX x 6' 1" APPROX ( 2.62m APPROX x 1.85m APPROX )

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 Belgrave Street, Derby

- Two double bedrooms
- Cosy living room
- Open-plan kitchen/diner
- Utility room potential
- Private rear garden

Tenure: Freehold EPC Rating: D

# £130,000

Nestled on the sought-after Belgrave Street, this delightful two-bedroom mid-terrace property offers a perfect blend of comfort, style, and convenience.

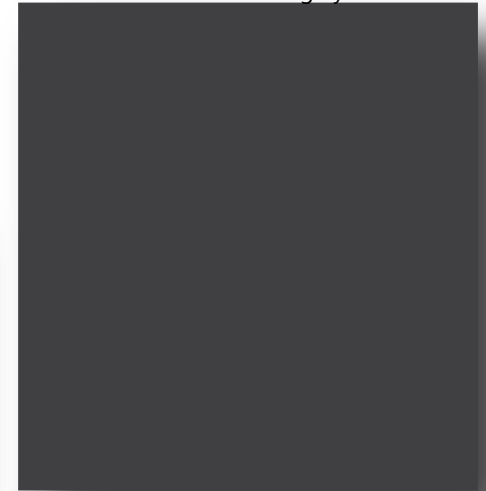
As you enter, you are welcomed by a cozy living room featuring a front-facing window that invites natural light, complemented by a central fireplace, creating a warm and inviting atmosphere. To the rear, an open-plan kitchen and dining area provide a modern, spacious feel, ideal for both everyday living and entertaining. The dining area flows effortlessly into the garden, while the kitchen offers direct access to a lean-to, currently serving as a practical utility room.

Upstairs, you'll find two generously sized double bedrooms - one to the front and one to the side - providing versatile living space. A well-appointed bathroom at the rear completes the upper level.

The private rear garden offers a serene outdoor space, perfect for relaxing or gardening enthusiasts.

Located in a vibrant neighbourhood, Belgrave Street is conveniently close to local amenities, schools, and transport links, making it an ideal choice for professionals, couples, and families alike. With easy access to shops, parks, and community services, this home combines peaceful living with the convenience of a central location.

This property is a must-see for anyone seeking a charming home with modern touches in a fantastic location. Don't miss out - arrange your viewing today!



**view this property online** [bagshawsresidential.co.uk/Property/DBY119843](https://bagshawsresidential.co.uk/Property/DBY119843)

Please note the marker reflects the  
postcode not the actual property



Property Ref:  
DBY119843 - 0002

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