



Etwall Street, Derby, DE22 3DW

welcome to

Etwall Street, Derby

Fantastic investment opportunity! A 5-bedroomHMO on Etwall Street, Derby, with 3 en suites bedrooms, a shared bathroom, and communal spaces. Includes a cellar, garage, large garden, and workshop. Prime location for tenants. Don't miss out-perfect for investors!



Attention Investors! This well-presented 5-bedroom mid-terrace HMO on Etwall Street, Derby, offers a superb opportunity for high rental yields. Designed with tenants in mind, the property provides spacious communal areas and three private en suite bedrooms, making it an attractive option for renters.

Entering through the porch, you are welcomed into a hallway leading to a bedroom positioned at the front of the property. Further down the hall is a separate dining room, ideal for shared meals or socializing. To the rear, you'll find a modern kitchen/dining area and a utility room, offering ample storage and convenience. From the hallway, you can also access the cellar, providing additional storage options.

The first floor houses three further bedrooms, the first at the front, complete with an en suite, the second with an en suite, is located to the rear. The third is to the rear, you also have access to a shared bathroom on this floor. The second floor features the final bedroom with its own en suite, offering privacy and comfort.

The property benefits from a garage accessible from the front and back, a large rear garden, complete with an outbuilding/workshop, ideal for extra storage or conversion potential (stpp)

Located in Derby, this property is perfectly situated near local amenities, transport links, and schools, ensuring consistent tenant demand.

Cellar

12' 3" MAX x 12' MAX (3.73m MAX x 3.66m MAX)

Bedroom (Ground Floor)

12' 2" MAX x 12' 1" MAX (3.71m MAX x 3.68m MAX)

Dining Room

12' 9" MAX x 10' 8" MAX (3.89m MAX x 3.25m MAX)

Kitchen/ Dining Room

18' 3" MAX x 10' 5" MAX (5.56m MAX x 3.17m MAX)

Utility Room

18' 3" MAX x 4' 4" MAX (5.56m MAX x 1.32m MAX)

Bedroom (First Floor)

16' 8" MAX x 12' 2" MAX (5.08m MAX x 3.71m MAX)

Bedroom (First Floor)

10' 5" MAX x 8' 9" MAX (3.17m MAX x 2.67m MAX)

Bedroom (first Floor)

10' 8" MAX x 9' 8" MAX (3.25m MAX x 2.95m MAX)

Bathroom

11' 8" MAX x 10' 8" MAX (3.56m MAX x 3.25m MAX)

Bedroom (Second Floor)

20' 2" MAX x 14' 2" MAX (6.15m MAX x 4.32m MAX)



view this property online [bagshawsresidential.co.uk/Property/DBY114275](https://www.bagshawsresidential.co.uk/Property/DBY114275)



welcome to

Etwall Street, Derby

- Five spacious bedrooms (3 en suite). HMO.
- Modern kitchen/dining area.
- Shared dining room for communal living.
- Additional utility room for convenience.
- Large rear garden with an outbuilding/workshop.

Tenure: Freehold EPC Rating: D

offers in the region of

£275,000

Attention Investors! This well-presented 5-bedroom mid-terrace HMO on Etwall Street, Derby, offers a superb opportunity for high rental yields. Designed with tenants in mind, the property provides spacious communal areas and three private en suite bedrooms, making it an attractive option for renters.

Entering through the porch, you are welcomed into a hallway leading to a bedroom positioned at the front of the property. Further down the hall is a separate dining room, ideal for shared meals or socializing. To the rear, you'll find a modern kitchen/dining area and a utility room, offering ample storage and convenience. From the hallway, you can also access the cellar, providing additional storage options.

The first floor houses three further bedrooms, the first at the front, complete with an en suite, the second with an en suite, is located to the rear. The third is to the rear, you also have access to a shared bathroom on this floor. The second floor features the final bedroom with its own en suite, offering privacy and comfort.



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY114275



Property Ref:
DBY114275 - 0008

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