



**Flood Street, Ockbrook Derby DE72 3RF**

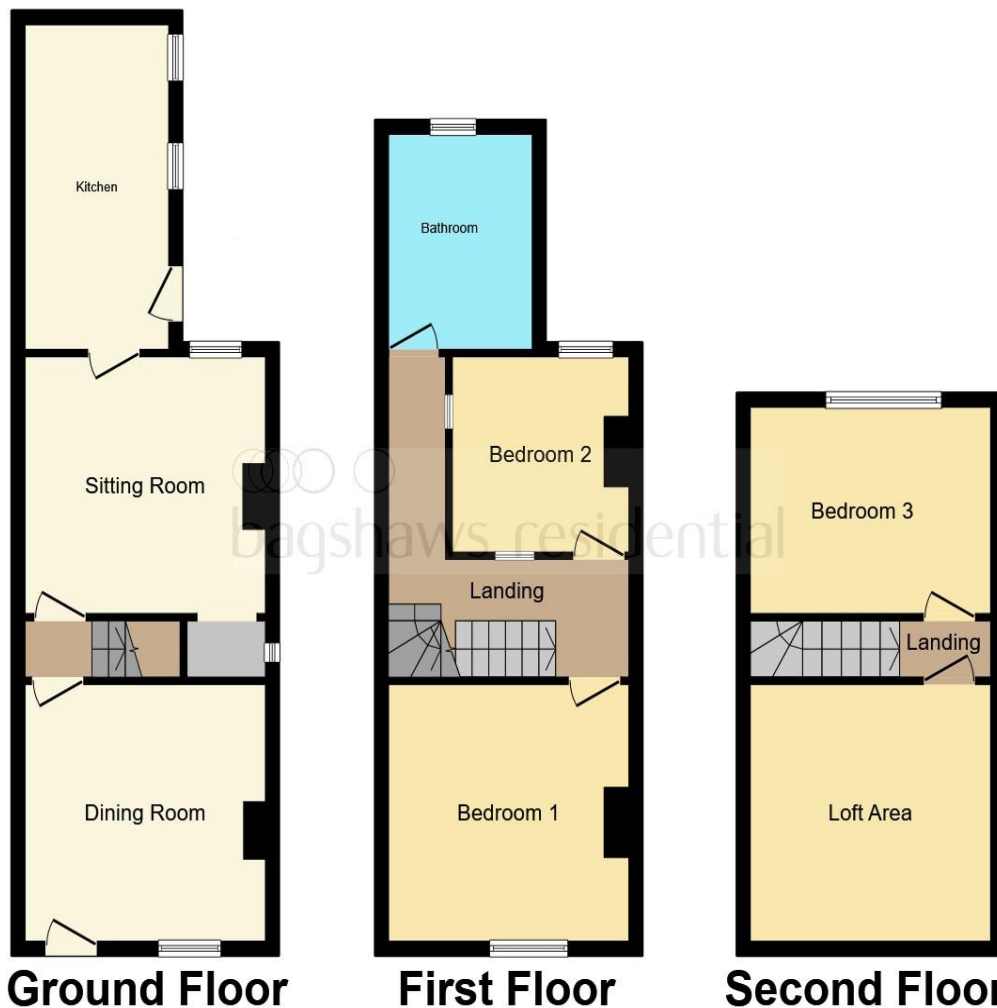


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## **Flood Street, Ockbrook Derby**

This well-presented three-bedroom end-terrace home on Flood Street, Ockbrook, is perfect for all buyers. With a charming layout, spacious rooms, and a beautiful garden, it's ready to move in. Ideal for families, first-time buyers, or investors, this property offers comfort and convenience.





### Dining Room

12' MAX x 11' 9" MAX ( 3.66m MAX x 3.58m MAX )

### Sitting Room

12' MAX x 11' 9" MAX ( 3.66m MAX x 3.58m MAX )

### Kitchen

15' MAX x 7' 2" MAX ( 4.57m MAX x 2.18m MAX )

### Bedroom 1

12' MAX x 11' 9" MAX ( 3.66m MAX x 3.58m MAX )

### Bedroom 2

9' 1" MAX x 8' 9" MAX ( 2.77m MAX x 2.67m MAX )

### Bathroom

10' MAX x 7' 2" MAX ( 3.05m MAX x 2.18m MAX )

### Loft Area

12' MAX x 11' 9" MAX ( 3.66m MAX x 3.58m MAX )

### Bedroom 3

12' MAX x 11' 9" MAX ( 3.66m MAX x 3.58m MAX )

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)

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## **Flood Street, Ockbrook Derby**

- Three-bedroom end-terrace home in sought-after Ockbrook
- Spacious dining room with fireplace and front aspect
- Sitting room with views to the rear
- Well-equipped kitchen
- Two first-floor bedrooms and family bathroom

Tenure: Freehold EPC Rating: D

**£260,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/DBY120130](https://bagshawsresidential.co.uk/Property/DBY120130)



Property Ref:  
DBY120130 - 0004

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