



**Havelock Road, Derby DE23 8TN**

**welcome to**

## **Havelock Road, Derby**

Ideal for first-time buyers or investors, this two-bedroom mid-terrace home on Havelock Road, Derby, has been recently renovated. Offering two spacious reception rooms, a modern kitchen, and a low-maintenance garden, the property also boasts two double bedrooms and a contemporary bathroom.





**Living Room**

11' 3" APPROX x 10' 2" APPROX ( 3.43m APPROX x 3.10m APPROX )

**Dining Room**

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

**Kitchen**

7' 9" APPROX x 6' 3" APPROX ( 2.36m APPROX x 1.91m APPROX )

**Bedroom 1**

11' 4" APPROX x 10' 1" APPROX ( 3.45m APPROX x 3.07m APPROX )

**Bedroom 2**

11' 2" APPROX x 6' 8" APPROX ( 3.40m APPROX x 2.03m APPROX )

**Bathroom**

7' 8" APPROX x 6' 4" APPROX ( 2.34m APPROX x 1.93m 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 Havelock Road, Derby

- Recently renovated to a good standard
- Two spacious reception rooms
- Modern kitchen with garden access
- Two double bedrooms
- Contemporary family bathroom

Tenure: Freehold EPC Rating: E

# £130,000



Situated in a popular residential area, this recently renovated two-bedroom mid-terrace home on Havelock Road, Derby, is a fantastic opportunity for first-time buyers or investors. The property offers a well-balanced layout, starting with a welcoming living room, leading through to a spacious dining room with access to the modern kitchen and a private rear garden. Upstairs, you'll find two generous double bedrooms and a stylish family bathroom.

Havelock Road benefits from a prime location close to Derby city centre, providing excellent shopping, dining, and leisure facilities. The area is well-served by public transport links and offers easy access to major road networks, including the A52 and A38. There are also reputable schools nearby, making it a great option for families. With its combination of modern interiors and a convenient location, this property presents an excellent opportunity for a range of buyers.



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/DBY118305](https://www.bagshawsresidential.co.uk/Property/DBY118305)



Property Ref:  
DBY118305 - 0003

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](mailto:Derby@bagshawsresidential.co.uk)



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)