



**Havelock Road, Derby DE23 8TN**

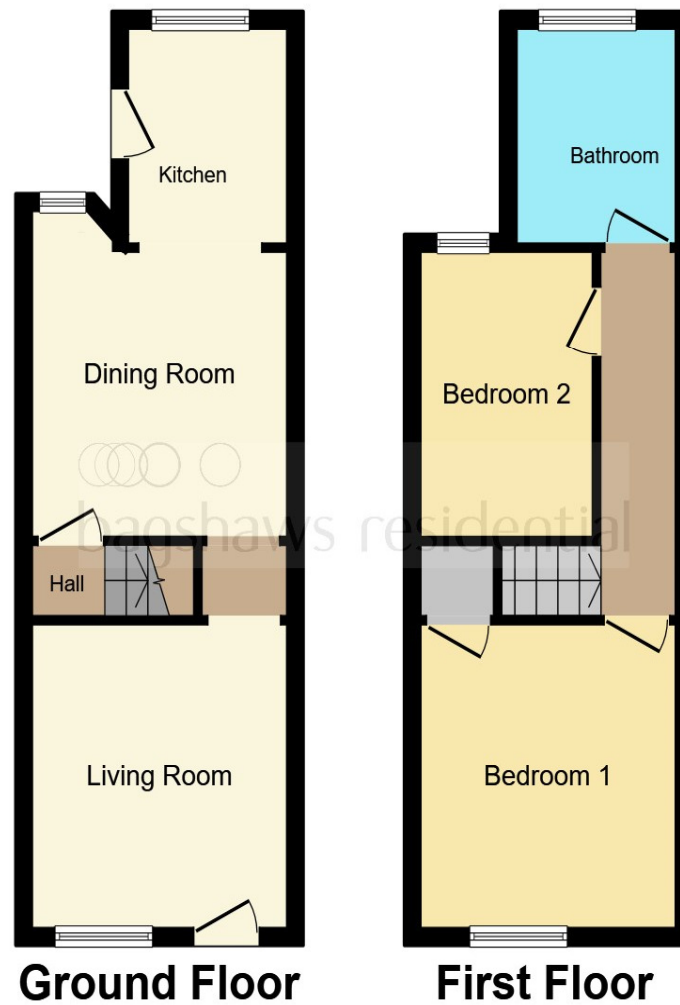


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## **Havelock Road, Derby**

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)

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## **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

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.

**£130,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBY118305 - 0003

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