



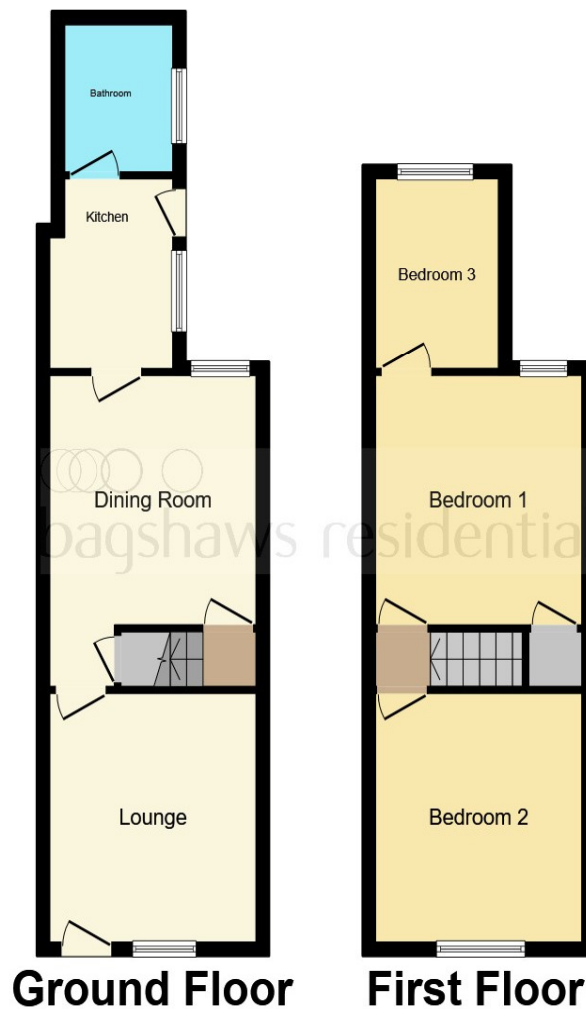
Portland Street, Derby DE23 8QB

welcome to

Portland Street, Derby

Ideal for first-time buyers or investors, this three-bedroom mid-terrace on Portland Street offers spacious living. The layout includes a lounge, dining room, kitchen, and ground-floor bathroom. Upstairs, two doubles and a single bedroom provide flexible space.





Lounge

11' 9" APPROX x 10' 6" APPROX (3.58m
APPROX x 3.20m APPROX)

Dining Room

15' 4" APPROX x 10' 6" APPROX (4.67m
APPROX x 3.20m APPROX)

Kitchen

9' 2" APPROX x 6' 3" APPROX (2.79m
APPROX x 1.91m APPROX)

Bathroom

7' 1" APPROX x 5' 3" APPROX (2.16m
APPROX x 1.60m APPROX)

Bedroom 1

11' 9" APPROX x 10' 6" APPROX (3.58m
APPROX x 3.20m APPROX)

Bedroom 2

11' 9" APPROX x 10' 7" APPROX (3.58m
APPROX x 3.23m APPROX)

Bedroom 3

9' 2" APPROX x 6' 3" APPROX (2.79m
APPROX x 1.91m 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

welcome to

Portland Street, Derby

- Three-bedroom mid-terrace home
- Two spacious reception rooms
- Kitchen with access to the rear garden
- Ground-floor family bathroom
- Two double bedrooms and a single bedroom

Tenure: Freehold EPC Rating: C

£160,000

Located in a popular residential area, this three-bedroom mid-terrace home on Portland Street is an excellent opportunity for first-time buyers and investors alike. Offering a traditional layout, the property welcomes you straight into the lounge, leading through to a separate dining room, perfect for entertaining. Beyond this, the kitchen provides access to the rear garden, which is a mix of patio and soil, offering a blank canvas for outdoor space. Completing the ground floor is the family bathroom.

Upstairs, the first floor comprises a spacious double bedroom to the front and another well-sized double to the rear. The third bedroom, a single, is accessible through the rear double, making it ideal as a home office, dressing room, or nursery.

Portland Street is well placed for easy access to Derby city centre, making it a great choice for commuters, students, or those looking to be close to local amenities. The area benefits from nearby shops, schools, and excellent transport links, including Derby Train Station and major road networks such as the A52 and A38. Whether you're looking for a home to put your own stamp on or a property with strong rental potential, this mid-terrace offers plenty of scope.



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY120353



Property Ref:
DBY120353 - 0003

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