



St. Giles Road, Derby, DE23 8SL

welcome to

St. Giles Road, Derby

Spacious 3-bedroom terraced home in a quiet, residential Derby location. With generous living space, a large private garden, and great transport links, this well-kept freehold property is perfect for families, first-time buyers, or investors.





Ground Floor Bedroom

11' 8" max x 10' 4" max (3.56m max x 3.15m max)

Living Room

12' 3" max x 11' max (3.73m max x 3.35m max)

Kitchen

11' 9" max x 9' 3" max (3.58m max x 2.82m max)

Hall

6' 5" max x 9' 3" max (1.96m max x 2.82m max)

Ground Floor Bathroom

6' 9" max x 6' 8" max (2.06m max x 2.03m max)

Bedroom One

11' 8" max x 14' 11" max (3.56m max x 4.55m max)

Bedroom Three

12' 4" max x 8' 3" max (3.76m max x 2.51m max)

Bedroom Four

7' max x 9' 3" max (2.13m max x 2.82m max)

Shower Room

4' 4" max x 6' 2" max (1.32m max x 1.88m 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

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- Three spacious bedrooms plus a converted ground-floor room
- Large private garden - ideal for families or entertaining
- One bathroom and a separate shower room
- Well-sized kitchen with scope to modernise
- Bright and welcoming reception room

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£170,000



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Property Ref:
DBY118936 - 0007

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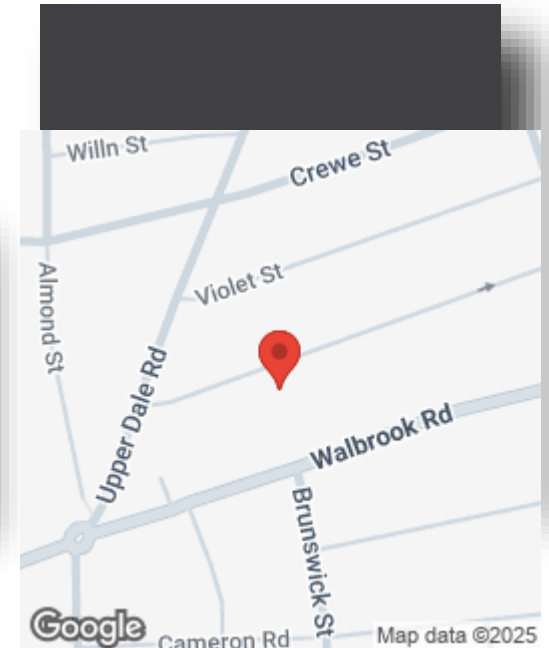
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Located in a peaceful residential area in the heart of Derby, this well-maintained 3-bedroom terraced freehold home offers spacious living with excellent potential for modernisation. With a large private garden and two bathrooms, it provides the comfort and practicality ideal for growing families or savvy investors.

Upon entering the home, you're welcomed by a long hallway leading to a converted ground-floor bedroom on the right. Further down, the hallway opens into a bright reception room which connects seamlessly into a good-sized kitchen. A secondary hallway which is plumbed and used as a utility room, leads to the main family bathroom and out to the generous rear garden-perfect for entertaining or enjoying summer afternoons.

Upstairs, the first-floor landing gives access to three spacious bedrooms and a modern shower room, offering flexible living arrangements for families or sharers.

The property is just a 15-minute walk from Derby city centre and benefits from excellent local amenities, nearby shops, and strong public transport connections. Set within a culturally rich and close-knit community, this home offers the perfect blend of peace and convenience.



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