



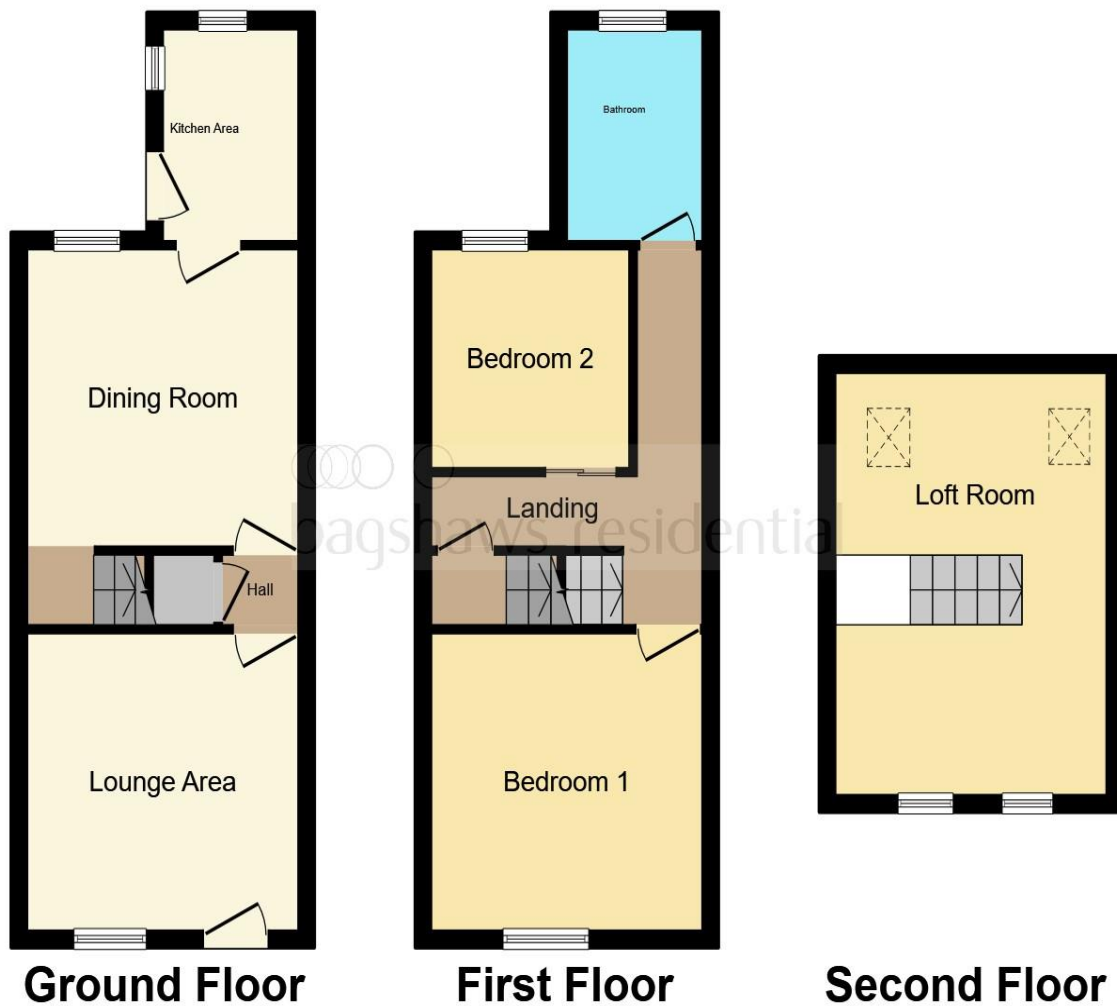
Leicester Street, Derby DE22 3PW

welcome to

Leicester Street, Derby

Well-presented two-bedroom mid-terrace with loft conversion on Leicester Street. Features a stylish lounge, spacious dining room, modern kitchen, generous garden, two bedrooms, a contemporary bathroom, and a versatile loft room currently used as an office.





Lounge

11' MAX x 10' MAX (3.35m MAX x 3.05m MAX)

Dining Room

11' 1" MAX x 10' 9" MAX (3.38m MAX x 3.28m MAX)

Kitchen

7' 9" MAX x 5' 5" MAX (2.36m MAX x 1.65m MAX)

Bedroom 1

11' 2" MAX x 10' 9" MAX (3.40m MAX x 3.28m MAX)

Bedroom 2

8' 1" MAX x 7' 9" MAX (2.46m MAX x 2.36m MAX)

Loft Room

Irregular Shaped Room x (x)

Bathroom

8' MAX x 5' 5" MAX (2.44m MAX x 1.65m 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

welcome to

Leicester Street, Derby

- Two-bedroom mid-terrace home
- Stylish and spacious lounge
- Separate dining room with garden views
- Modern kitchen with ample storage
- Generous rear garden with patio and lawn

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

£150,000



Please note the marker reflects the
postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY121129](https://www.bagshawsresidential.co.uk/Property/DBY121129)



Property Ref:
DBY121129 - 0003

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