



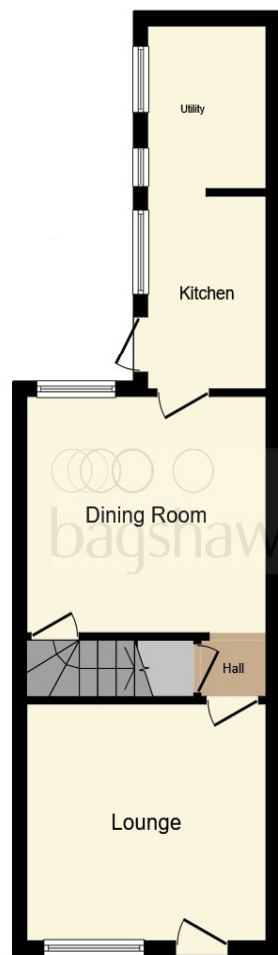
Lloyd Street, DERBY DE22 3ET

welcome to

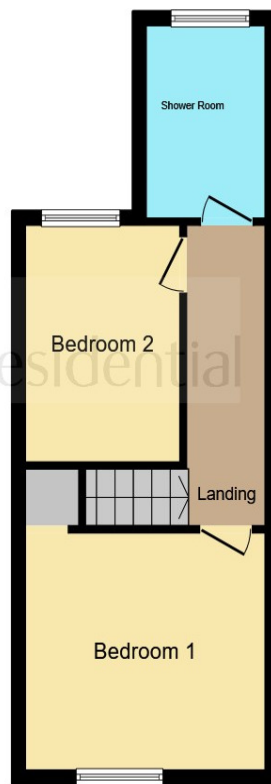
Lloyd Street, DERBY

Beautifully refurbished 2-bedroom home in Derby featuring a modern living room, dining area, stylish kitchen with utility room, and a spacious garden. Perfect for first-time buyers, small families, or investors-ready to move straight in!





Ground Floor



First Floor

Living Room

10' 9" Max x 11' 9" Max (3.28m Max x 3.58m Max)

Dining Room

10' 9" Max x 11' 9" Max (3.28m Max x 3.58m Max)

Kitchen

8' 9" Max x 5' 9" Max (2.67m Max x 1.75m Max)

Utility

7' 5" Max x 5' 4" Max (2.26m Max x 1.63m Max)

Bedroom 1

10' 9" Max x 12' Max (3.28m Max x 3.66m Max)

Bedroom 2

11' 9" Max x 7' 8" Max (3.58m Max x 2.34m Max)

Bathroom

8' 9" Max x 6' Max (2.67m Max x 1.83m 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

Lloyd Street, DERBY

- Beautifully refurbished 2-bedroom freehold home in Derby
- Modern living room and separate dining area
- Stylish fitted kitchen with utility room
- Spacious garden with patio - ideal for outdoor entertaining
- Excellent location near city centre, shops, and major road links (A50, M1, A38)

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

£150,000

Welcome to this beautifully refurbished two-bedroom home in the heart of Derby-a perfect blend of modern style and comfort. Step through the hallway into a cosy living room, ideal for relaxing evenings. Beyond lies a separate dining room with a brick fireplace, perfect for entertaining or family meals. The sleek fitted kitchen, with its integrated appliances and adjoining utility room, offers both practicality and elegance.

Upstairs, you'll find two generously sized bedrooms with original Victorian fireplaces, and a newly fitted family shower room designed with a fresh, modern touch. Outside, enjoy a low maintenance garden with a patio-perfect for outdoor dining or simply unwinding on sunny days.

Located within easy reach of Derby's vibrant city centre, this home benefits from nearby shops, schools, and excellent transport links via the A50, M1, and A38. Whether you're a first-time buyer, investor, or small family, this move-in-ready property offers contemporary living in a convenient and welcoming area.



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY121159



Property Ref:
DBY121159 - 0006

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