



## Duffield Road, Derby



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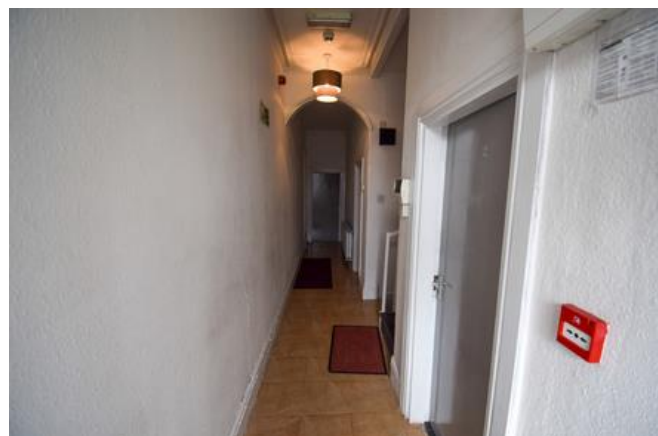
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### Guide price £350,000

- HMO Investment Property
- Period Townhouse
- Parking To Rear Of Property
- Walking Distance to City Centre
- Close to Darley Park
- Strutts Park Conservation Area
- Freehold
- EPC rating D



INVESTMENT OPPORTUNITY, THIS HIGHLY APPEALING, CHARACTER, SIX-BEDROOMED MID-PALISADE RESIDENCE is ideal for investment landlords seeking a house of multiple occupation (HMO). Located within the Historic Strutts Park Conservation Area, with the additional benefit of parking spaces for multiple cars to the rear, and just minutes walking distance from the Cathedral Quarter (13), Derby University (19) and Derby City Centre (13). The property has undergone an extensive scheme of sympathetic refurbishment and restoration, retaining many character features while offering 'contemporary modern living'. Early internal inspection is highly recommended to fully appreciate the property, and IMMEDIATE VACANT POSSESSION is available. Benefits include gas central heating, UPVC double glazing, and full furnishings.





The accommodation briefly comprises:

Front Entrance Porch

Entrance Hall: 8.09m x 3.59m

Bedroom 1: 3.57m x 4.17m

Kitchen: 8.62m x 5.6m

Boiler Room: 1.38m x 1.6m

Bathroom 1: 1.61m x 1.53m

Pantry (storage room ground floor): 1.66m x 1.73m

First Floor Hall: 5.47m x 5.4m

Bedroom 2: 2.3m x 3.09m

Bathroom 2: 2.18m x 2.33m

Bedroom 3: 3.79m x 3.14m

Bedroom 4: 3.52m x 4.06m

2nd Floor Hall: 2.32m x 3.78m

W.C.: 0.7m x 1.55m

Bedroom 5: 4.84m x 2.93m

Bedroom 6: 2.9m x 3.77m

Cellar

Parking for Multiple Cars at Rear of Property

This property, with its extensive accommodation and prime location, represents a fantastic opportunity for landlords to secure a high-yielding investment.

\*\*The current HMO licence is up for review June 25 with a note that Bedroom 2 may need to be enlarged\*\*





## Additional Information

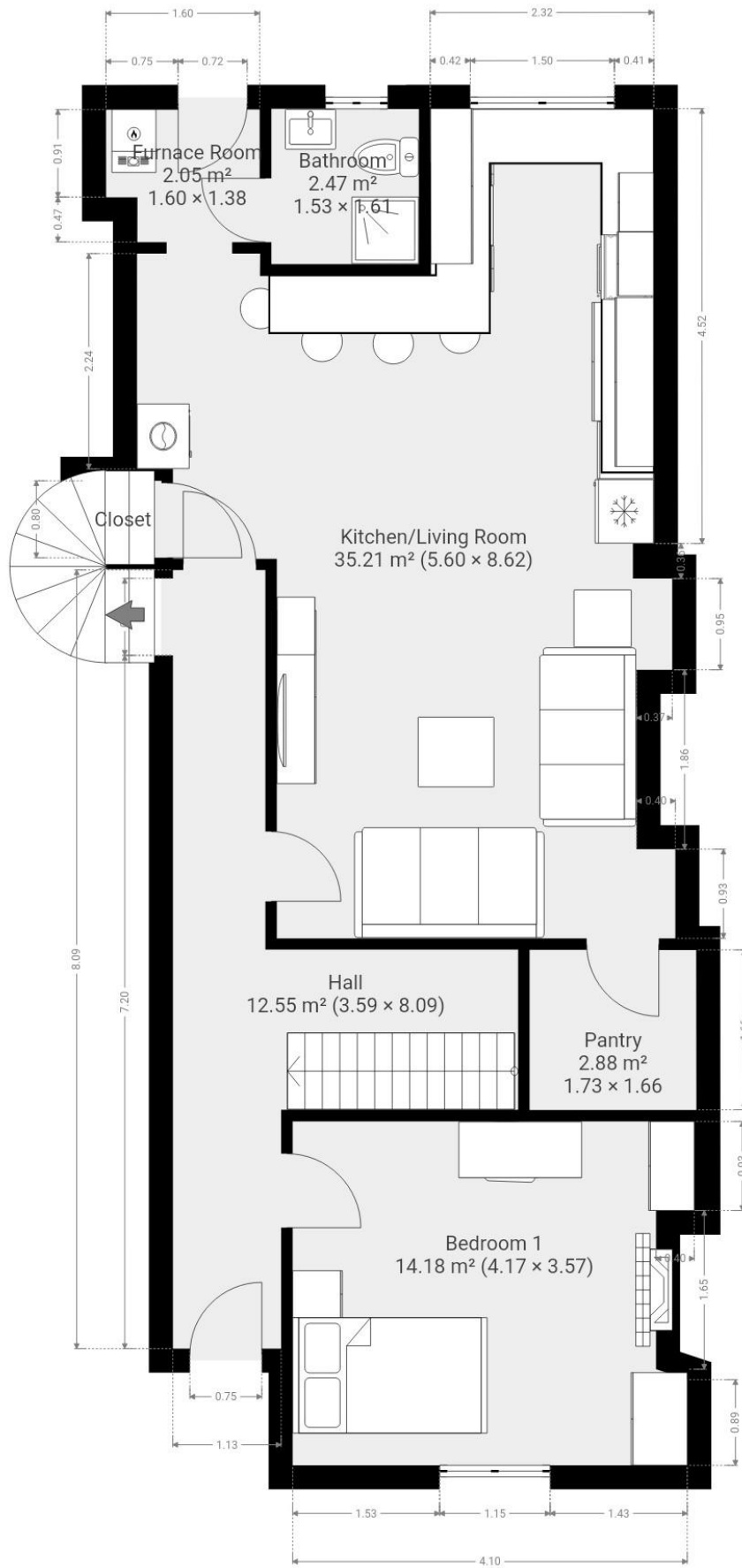
Property has Gas combi boiler  
HMO licence expires June 2025 (review note on HMO register due to one of the bedroom sizes)  
Approx. yield of £35,000 per annum  
Strutts Park conversation area  
No flood risk  
Ultrafast fibre available

## Disclaimer 0.00m x 0.00m (0'0" x 0'0")

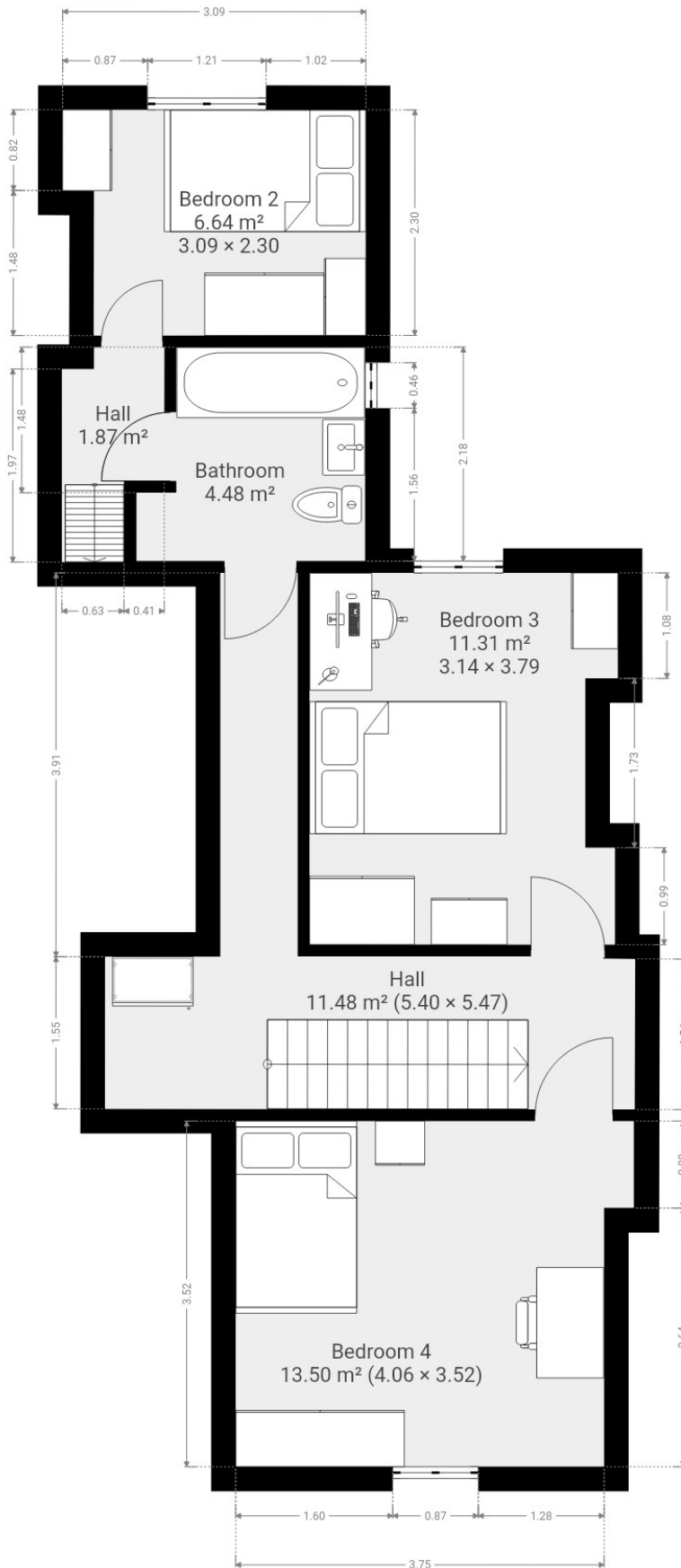
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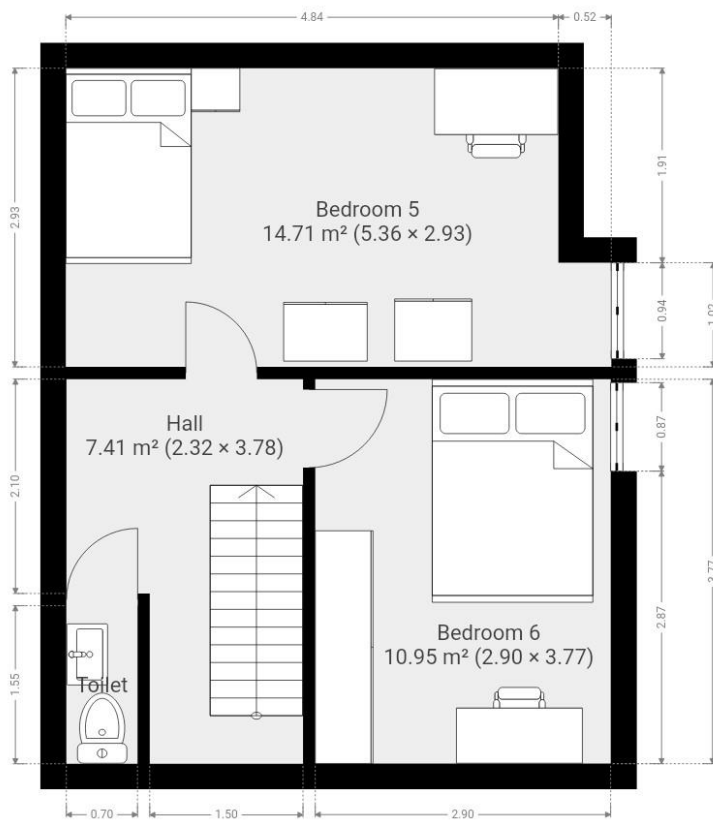




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