



**Stenson Road
Derby, DE23 1JL**

Guide Price £280,000

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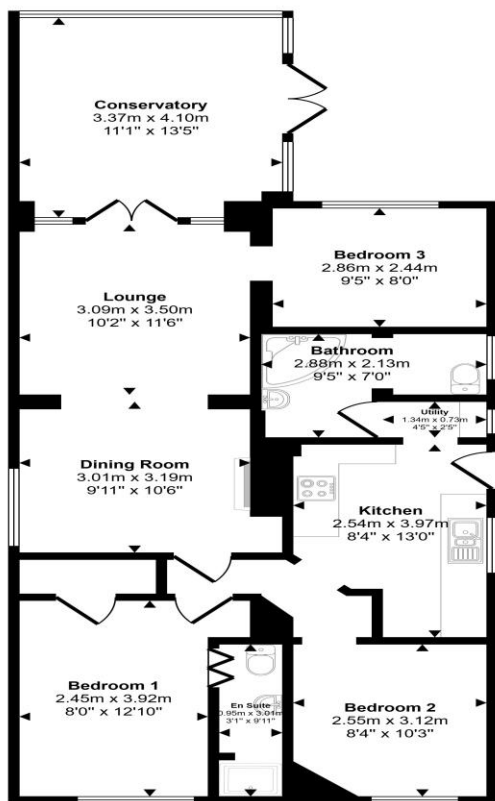
MAIN FEATURES:

- **Spacious Detached Bungalow**
- **Fitted Kitchen**
- **Good Size Lounge/Diner Leading to Conservatory**
- **Master Bedroom with En-suite Shower Room**
- **Two Further Bedrooms & Family Bathroom/WC**
- **Rear Garden with Patio Area**
- **Off Road Parking**

An exceptional investment opportunity with this spacious detached bungalow on Stenson Road, available to landlords only, with reliable paying tenants already in situ. Offers generous living space and a practical layout ideal for long-term rental appeal. The home features a fitted kitchen and a good-size lounge/diner that flows effortlessly into a bright conservatory, perfect for additional living or dining space. The master bedroom benefits from an en-suite shower room, while two further bedrooms and a family bathroom/WC provide excellent versatility for families, professionals or downsizers. Outside, the property boasts a rear garden with a patio area, ideal for low-maintenance enjoyment, along with off-road parking for added convenience.

Situated in a popular residential area of Derby, Stenson Road offers excellent local amenities including shops, parks, schools and regular bus routes into the city centre. The area is well-connected for commuters, with easy access to major transport links such as the A38 and A50, while still offering a friendly community atmosphere and green open spaces nearby. A strong rental location combined with a well-maintained property makes this a superb, ready-made addition to any landlord's portfolio.

Approx Gross Internal Area
88 sq m / 944 sq ft



Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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