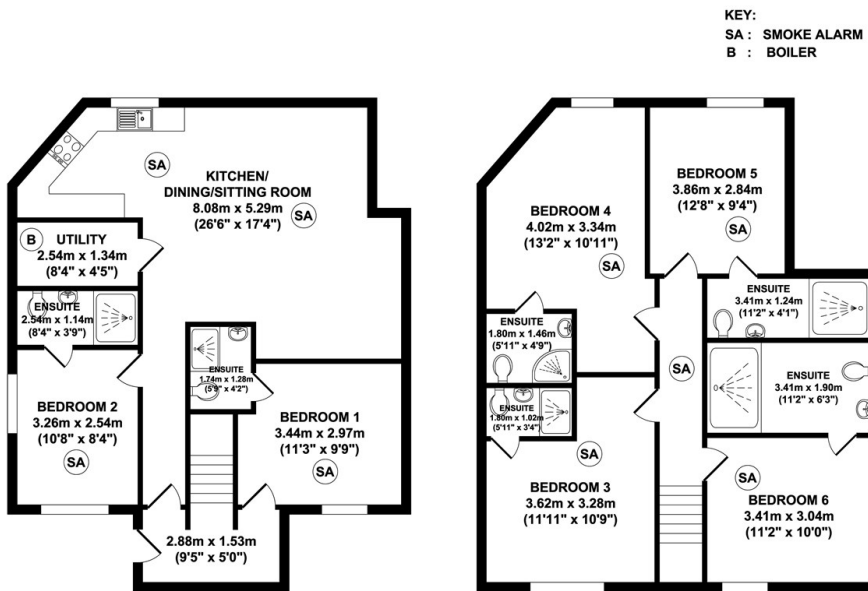


## 77 Whatton Road, Kegworth, Derby, DE74 2DT

£410,000

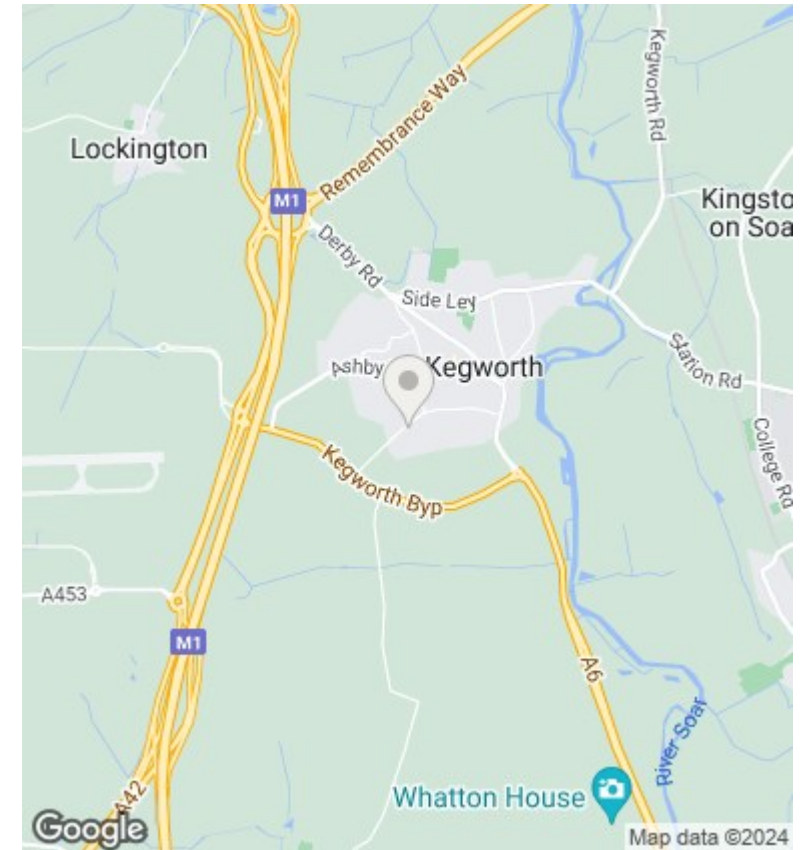
- HMO with Article 4 and current HMO license
- Driveway for multiple vehicles
- Bike storage
- Currently let until June 2025
- 6 double bedrooms all with ensembles
- Open plan kitchen/living/dining area
- Furnished and including white goods
- Completely refurbished by current owner
- Easy to maintain mostly hardscaped garden
- Extended by current owner



GROUND FLOOR

FIRST FLOOR

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



## Directions

## Viewings

Viewings by arrangement only. Call 01509 674140 to make an appointment.

## Council Tax Band

B

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B	75	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	