



Campion Street, Derby, DE22 3EH  
£180,000  
Freehold



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Acquire Sales and Lettings are pleased to present this four bed house located on the outskirts of the city centre, situated with easy access to Derby University and Markeaton Park. The property briefly comprises of entrance hall with stairs off to first floor and access into bedroom/front room and living room, leading into kitchen. To the first floor there are three bedrooms and bathroom. Externally to the property you find an enclosed garden to the rear. The property benefits from gas central heating and UPVC double glazing throughout. The property is offered with vacant possession.



### ENTRANCE HALL

Tiles to floor, gas central heated radiator and access to bedroom/front room, living room and stairs to first floor.

### BEDROOM 2/FRONT ROOM

11' 1" x 11' 4" (3.386m x 3.466m) Carpet to floor, gas central heated radiator, feature fireplace and UPVC double glazed window to front elevation.

### LIVING ROOM

12' 2" x 15' 5" (3.715m x 4.722m) Carpet to floor, gas central heated radiator, feature fireplace and UPVC double glazed window to rear elevation.

### KITCHEN

13' 3" x 7' 5" (4.052m x 2.279m) Tiles to floor, UPVC double glazed windows and door leading to rear garden. The kitchen offers a full range of modern wall and base units with electric oven and hob. Space for four undercounter appliances.

### STAIRS AND LANDING

Carpeted flooring and gas central heated radiator. Access to three bedrooms.

### BEDROOM 1

12' 2" x 12' 3" (3.714m x 3.738m) Carpet to floor, gas central heated radiator and UPVC double glazed window to rear elevation.

### BEDROOM 3

11' 1" x 7' 3" (3.392m x 2.222m) Carpet to floor, gas central heated radiator and UPVC double glazed window to front elevation.

### BEDROOM 4

11' 2" x 7' 1" (3.419m x 2.169m) (at largest) Carpet to floor, gas central heated radiator and UPVC double glazed window to front elevation.

### BATHROOM

13' 3" x 7' 5" (4.047m x 2.270m) Tiles to floor, gas central heated radiator and UPVC window to rear elevation. Tiled splash back walls with three piece suite comprising of enclosed shower cubicle, wash hand basin and low level wc.

### OUTSIDE

To the rear is an enclosed, low maintenance garden which is paved and pebbled. There is access via rear gate or door from kitchen.

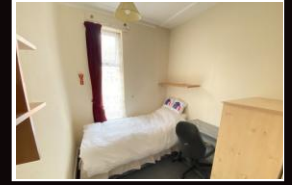
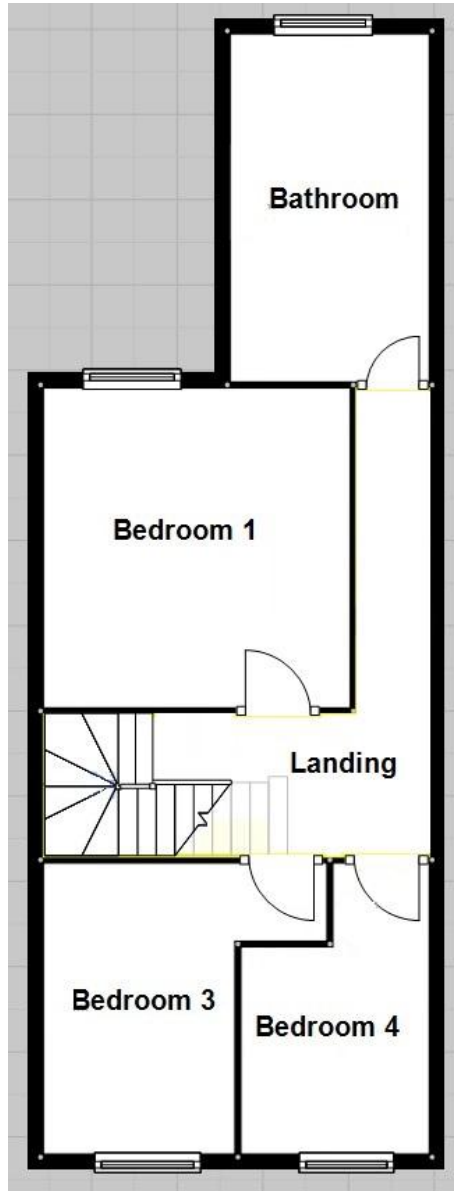
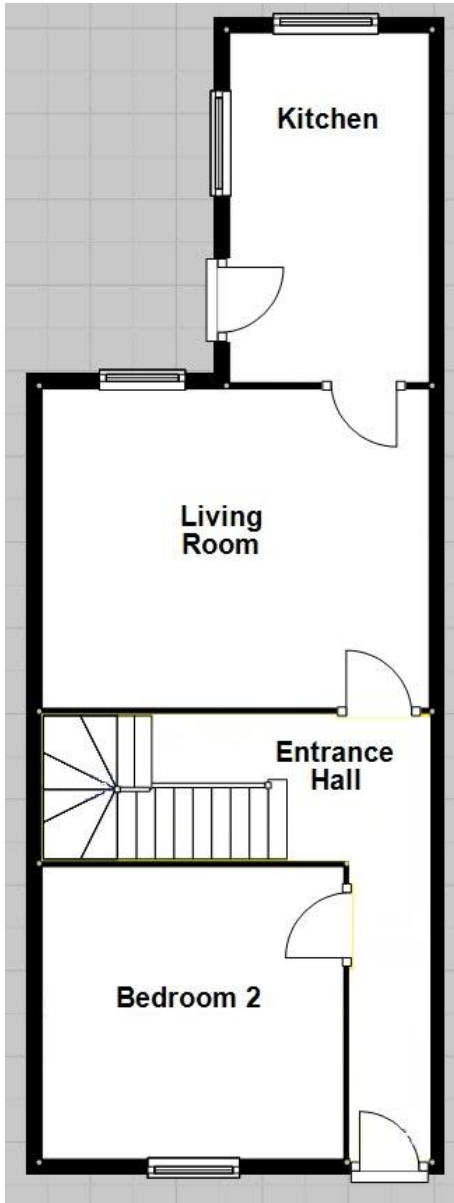
### DISCLAIMER

Council tax band A.

Whilst every attempt has been made to ensure the accuracy of the details of floor plan, measurements, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		



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