



## Martha Road Derby, DE22 4PB £215,000

- TWO BEDROOM MID-TERRACED HOME
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- FANTASTIC FOR FIRST TIME BUYERS

- PRIVATE CUL-DE-SAC LOCATION
- SOUTH FACING REAR GARDEN
- OFF ROAD PARKING TO FRONT
- BUY2LET OPPORTUNITY £1,200PCM
- ECCLESBOURNE CATCHMENT AREA

## Area Map





## **Energy Efficiency Graph**

Energy Enciency Rating			Environmental impact (CO <sub>2</sub> ) R
	Ourrent	Potential	
Very energy efficient - lower running costs		0.77	Very environmentally friendly - lower CO2 emiss
(92 plus) A		97	(92 plus) 🔊
(81-91) B	84		(81-91)
(69-80)			(69-80) C
(55-68)			(55-68) D
(39-54)			(39-54)
(21-38)			(21-38) F
(1-20) G			(1-20)
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emiss
	EU Directiv 2002/91/EI		England & Wales





EU Directive 2002/91/EC





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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