

ON HOLD



160b & 162 Uttoxeter New Road, Derby
Asking Price Of £375,000


MARTIN&CO

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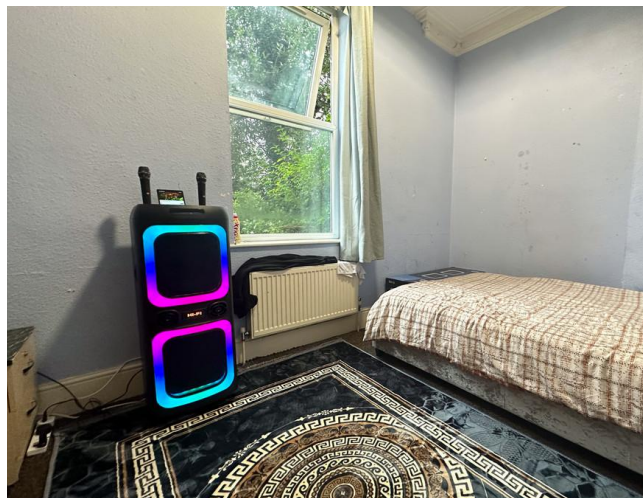
- Great investment opportunity
- Offered for sale with tenants in situ
- Combined income of £43,200 per annum
- 5 bedroom tenanted for £2250 PCM
- 3 bedroom tenanted for £1350 PCM

**GREAT INVESTMENT
OPPORTUNITY - TWO DWELLINGS
CURRENTLY GENERATING INCOME
OF £43,200 PER ANNUM - EASY
ACCESS TO THE CITY CENTRE.
Attention investors, two dwellings**

LEASE DETAILS 160b Uttoxeter New Road : 189 years starting on 25 May 2006 and ending on 24 May 2195.
162 Uttoxeter New Road : 189 years starting on 25 May 2006 and ending on 24 May 2195.
Both properties are subject to a peppercorn ground rent.

Uttoxeter New Road is a popular area for both professionals and students, and boasts excellent public transport links and road connections. Local amenities are within walking distance, and the City Centre is within easy reach.

162 Uttoxeter New Road



ENTRANCE HALL

LIVING ROOM
11' 3" x 11' 0" (3.45m x 3.36m)

BEDROOM ONE
12' 9" x 8' 4" (3.9m x 2.56m)

BEDROOM TWO
12' 9" x 8' 2" (3.9m x 2.5m)

KITCHEN
13' 1" x 11' 7" (4m x 3.55m)

SHOWER ROOM

BEDROOM THREE
16' 10" x 12' 9" (5.15m x 3.91m)

BEDROOM FOUR
14' 9" x 11' 5" (4.51m x 3.5m)

BEDROOM FIVE
11' 10" x 11' 9" (3.62m x 3.59m)

SHOWER ROOM

WC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.