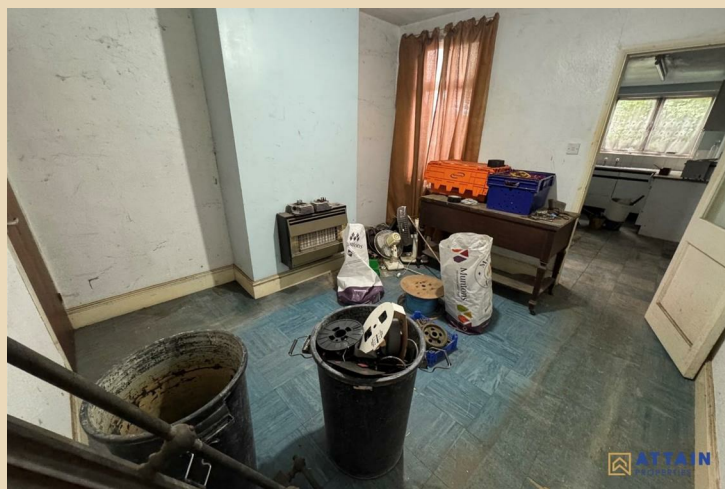
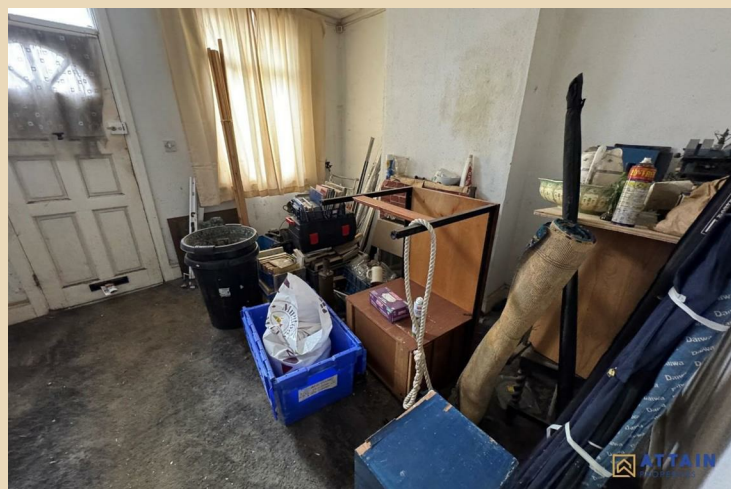




2 Bed House - Terraced
152 Rutland Street, Derby, DE23 8PS
Offers In The Region Of £120,000 Freehold
Approx 925.00 sq ft

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- Investment Opportunity
- In Need Of Renovation
- Prime Derby Location
- Large Garden
- Two Spacious Bedrooms
- Two Reception Rooms

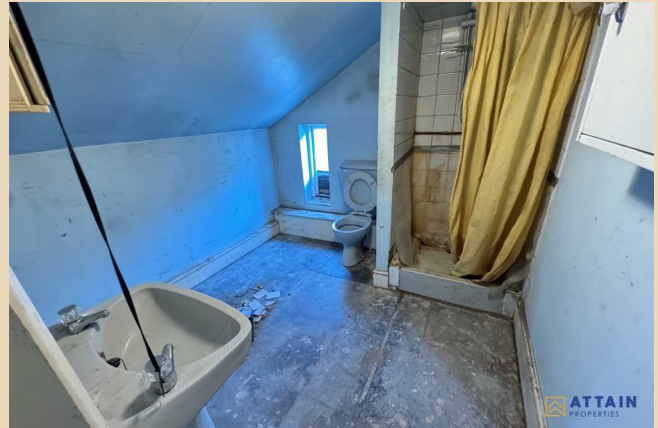
"We are currently in receipt of multiple offers – all interested parties are invited to submit their best and final offers by 12:00pm on Tuesday 10th June 2025."

Nestled in the charming area of Rutland Street, Derby, this delightful terraced house offers a perfect blend of comfort and convenience. Spanning an impressive 925 square feet, the property features two well-proportioned reception rooms, ideal for both relaxation and entertaining guests. The inviting atmosphere of these spaces is enhanced by natural light, creating a warm and welcoming environment.

The house boasts two spacious bedrooms, providing ample room for rest and personal space. These bedrooms are perfect for families, couples, or even individuals seeking a peaceful retreat. The well-appointed bathroom ensures that daily routines are both practical and enjoyable.

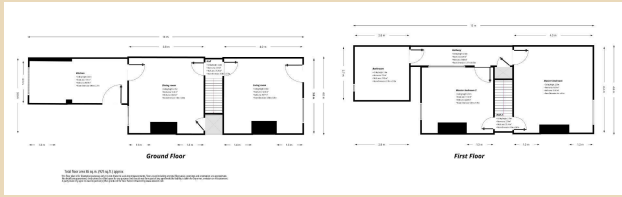
This property is situated in a vibrant community, with local amenities and transport links just a stone's throw away, making it an excellent choice for those who appreciate the convenience of urban living while still enjoying the charm of a residential neighbourhood.

Whether you are a first-time buyer or looking to invest, this terraced house on Rutland Street presents a wonderful opportunity to create a home that suits your lifestyle. With its appealing layout and prime location, it is sure to attract interest from a variety of potential buyers. Do not miss the chance to view this lovely property and envision the possibilities it holds.



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give Attain Properties Limited nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	4	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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