



9a Derby Terrace, Nottingham - NG7 1ND

Guide Price £400,000

DavidJames
the estate agent



9a Derby Terrace

Nottingham, Nottingham

Council Tax band: F

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

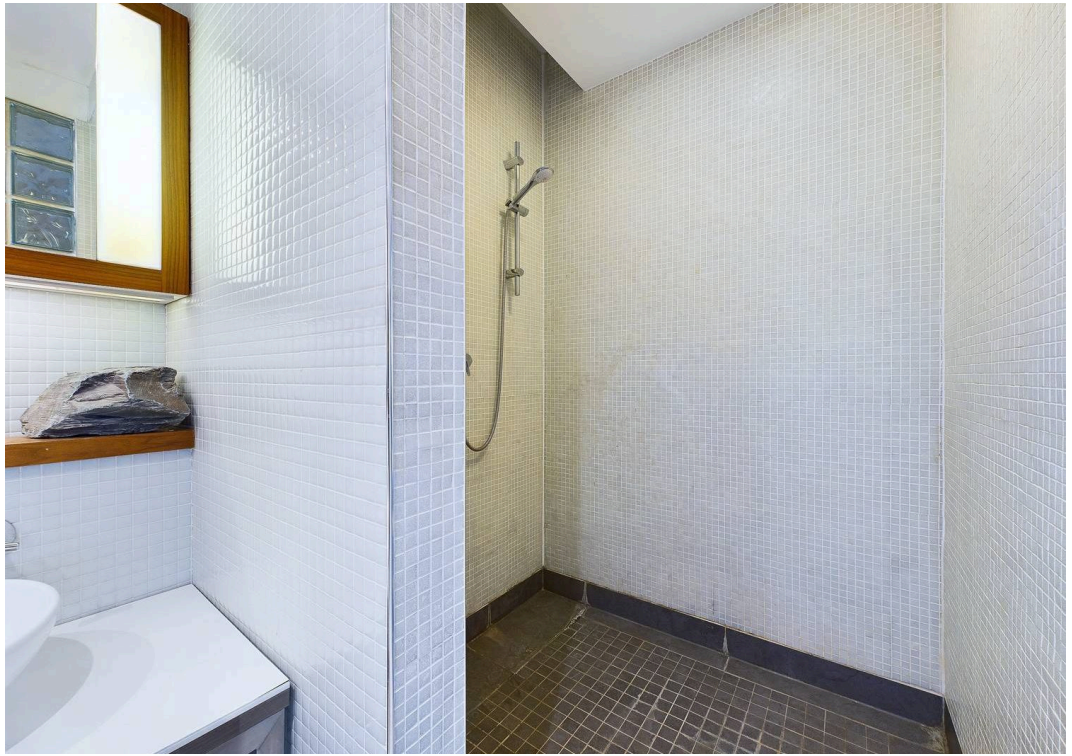
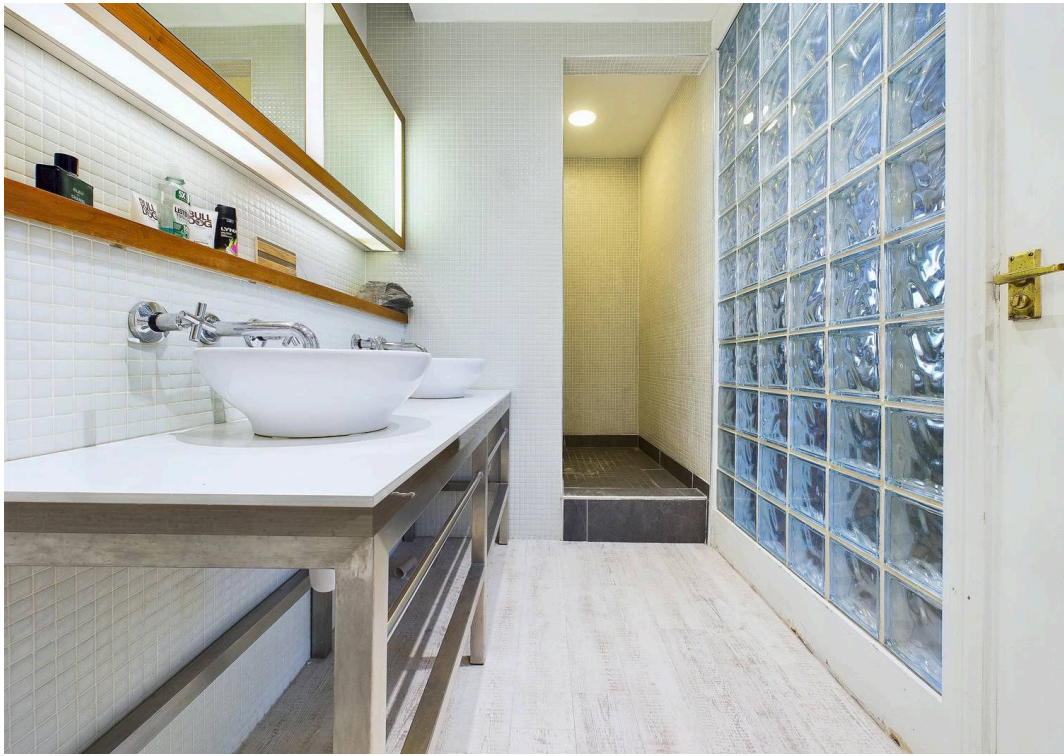
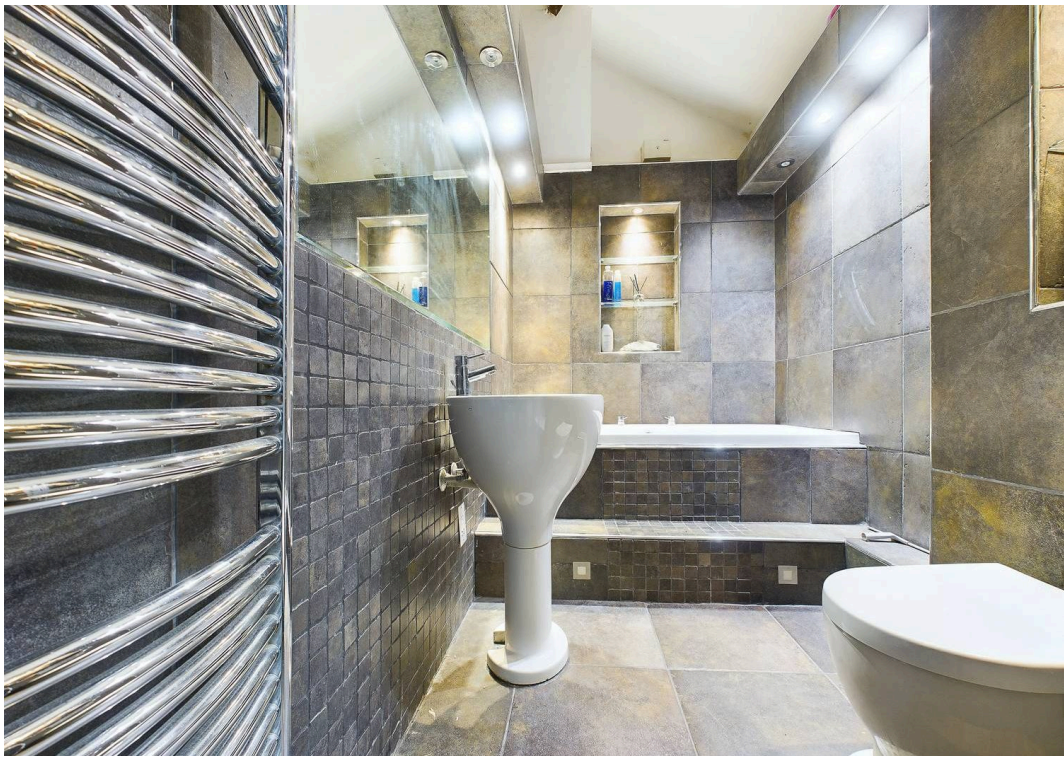
- A Grade II listed, three-story townhouse brimming with period charm and architectural detail on the edge of the Park Estate
- Four large double bedrooms with a wealth of character features including exposed beams and vaulted ceilings
- First-floor reception area features an impressive open-plan sitting/dining room with stripped wood floors, high ceilings and ornate period detailing
- Contemporary second floor bespoke kitchen with granite countertops, integrated appliances, and a central island offering both style and practicality
- Practical utility room fitted with sleek, high-gloss storage units, plus a small cloakroom with a W.C.
- Stylish main bathroom with slate grey tiles, a walk-in drench shower, a freestanding bath and modern fixtures, en-suite shower room to bedroom two
- Conveniently located single garage on Arundel Street for secure parking
- Sold with vacant possession or with sitting student tenants (with valid HMO licence) paying £37,000 pa (9.25% gross yield)













Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

177.03 m²

1905.54 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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