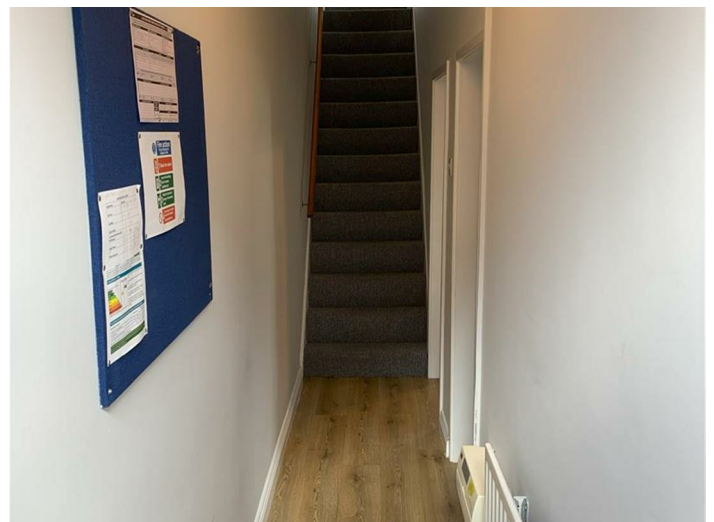
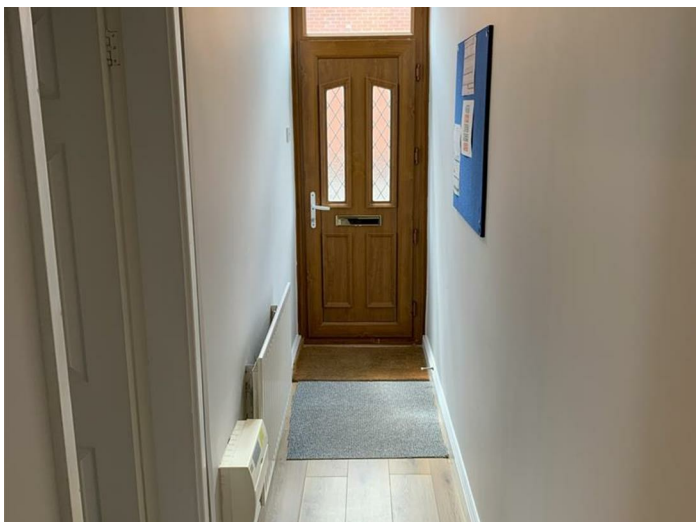


# 2 Bed House - Terraced

Price £180,000

 Frederick Street, Derby, DE22 3GE



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# 2 Bed House - Terraced

# £180,000

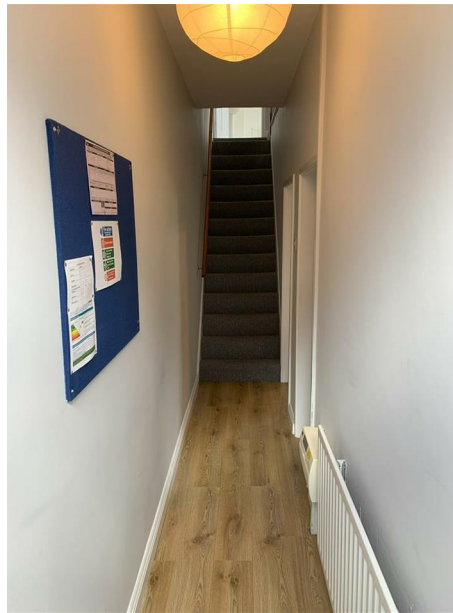
 Frederick Street, Derby, DE22 3GE

A valuable investment property of some 94 square metres, realising £11,100 per annum (Gross), offering immense potential to remodel to a HMO for an increased return. This larger than average house occupies a cul de sac position within this popular locality and is situated within walking distance of the City Centre together with the University of Derby. Gas central heating together with UPVC double glazing. In brief; reception hall, sitting room (Currently used as a bedroom), separate dining room. On the first floor a landing leads to two large bedrooms and spacious bathroom with white suite. Outside is a rear yard with frontal access. The property is sold freehold. Council tax band A. Energy rating C.

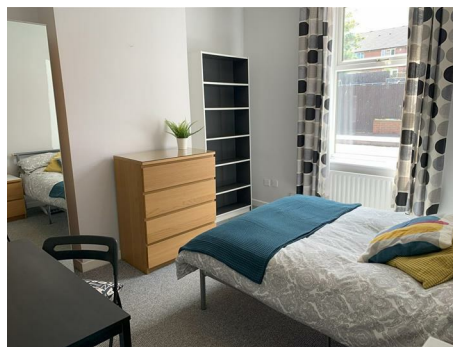
## Reception Hall



Having UPVC opaque double glazed entrance door, laminated wood effect floor, radiator and staircase to first floor.



## Sitting Room 12'7" x 11'9" (3.85 x 3.60)



Currently used as a ground floor bedroom and having a radiator and UPVC double glazed window to front aspect.

## Dining Room 12'11" x 11'9" (3.95 x 3.60)



Having a laminated wood effect floor, radiator and UPVC double glazed window to rear aspect. A door leads to the:-



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**Bedroom One 15'2" x 12'9"**  
(4.63 x 3.89)



**Bathroom 8'7" x 8'0" (2.62 x 2.45)**



**Kitchen 8'0" x 8'7" (2.46 x 2.62)**



Having a built in wardrobe, radiator and two UPVC double glazed windows to front aspect.

Having a white three piece suite comprising; low flush wc, pedestal wash hand basin and panelled bath with Triton electric shower over, tiled splash backs, radiator and UPVC opaque double glazed window to side aspect.



**Bedroom Two 12'11" x 8'7"**  
(3.94 x 2.63)

Having radiator and UPVC double glazed window to rear aspect.

## Outside

The property occupies a cul-de-sac position. To the rear is a paved area with rear access.

Having a range of modern wall and base cupboards with laminated working surfaces, inset four burner gas hob with electric oven and grill, canopy extractor hood, inset stainless steel sink top with side drainer, hot and cold mixer tap, tiled splash backs, vinyl floor, radiator, door to cellar, UPVC double glazed window and UPVC opaque double glazed door to rear.

## First Floor Landing

With access to roof space.

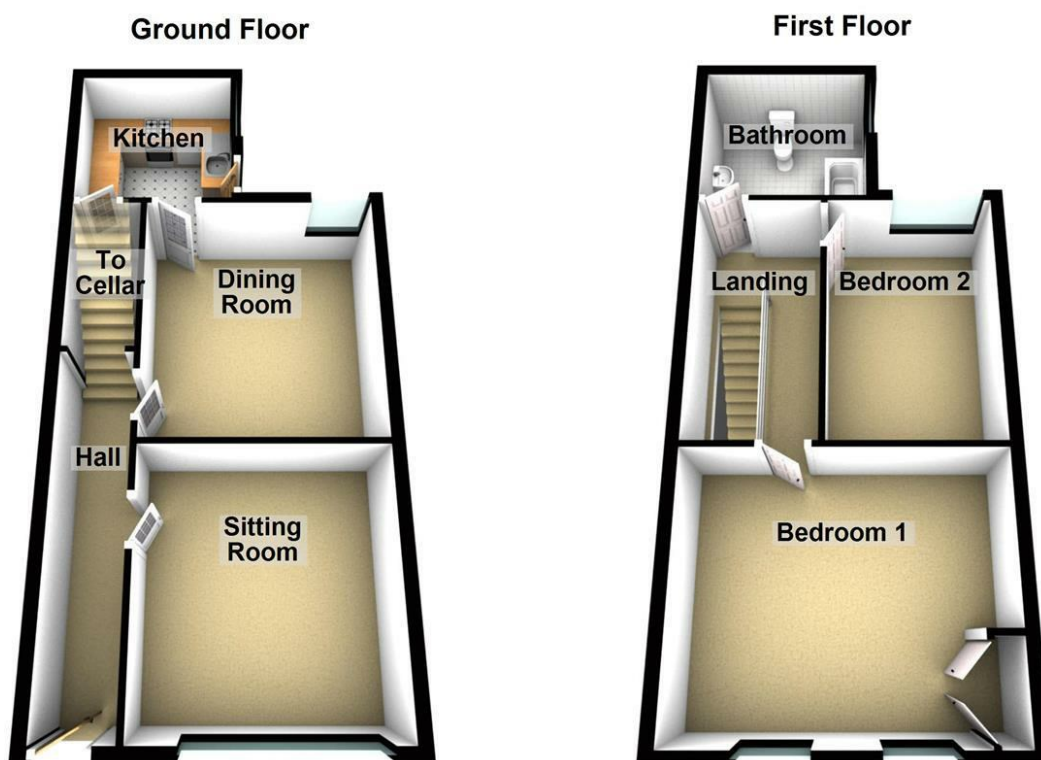
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		69	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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