





Regan Road
Derby
DE24 8YB

Offers in Excess of £
211,000.00

bettermove

Regan Road - Derby

Bettermove are proud to present this 3 bedroom semi-detached house in Derby, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

The council tax band is B.

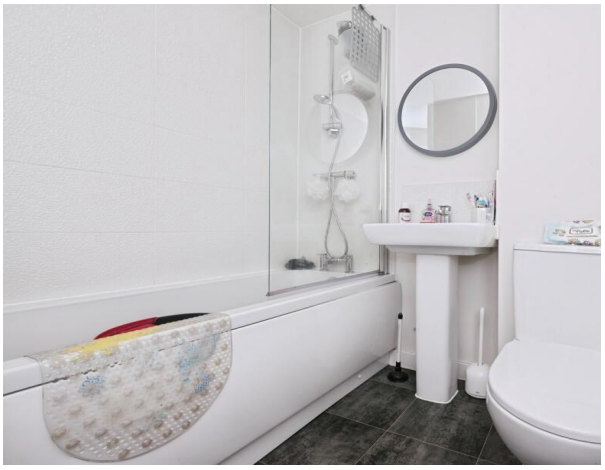
An excellent opportunity to acquire this well-presented property, the ground floor comprises a spacious living room with French doors opening onto the rear garden, a modern fitted kitchen and a convenient downstairs WC. The first floor offers two generously sized double bedrooms, a well-proportioned single bedroom and a family bathroom. Externally, the property benefits from a private rear garden, perfect for enjoying the summer months.

Situated within the popular Marble Square development on Regan Road, approximately two miles from Derby city centre, the property is conveniently located close to a range of amenities, including shops, supermarkets, restaurants and well-regarded schools. The Royal Derby Hospital is also nearby, providing an additional draw for prospective tenants. Excellent transport connections via local bus services and surrounding road networks offer convenient access to Derby city centre and neighbouring areas. With tenants already in occupation, this property presents an appealing opportunity for investors looking to expand their portfolio with an established buy-to-let investment.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
3	2	1	Freehold

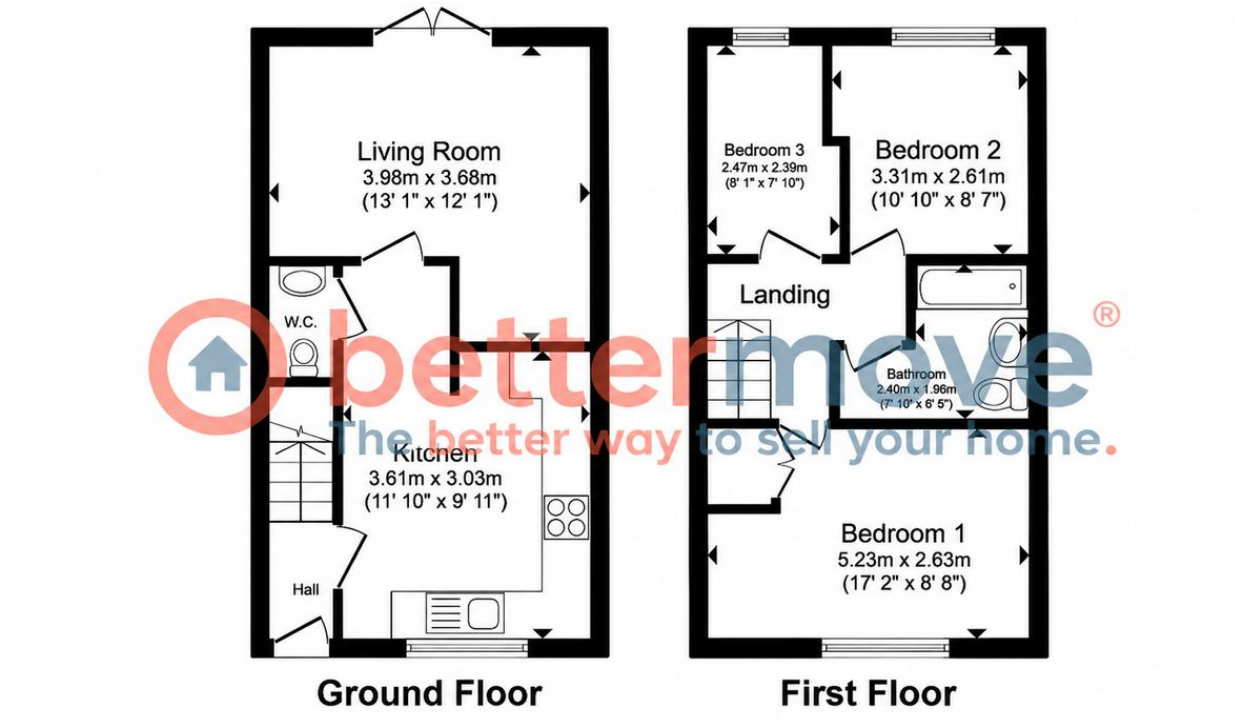








Floor Plan



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Total floor area 59.2 m² (637 sq.ft.) approx

Energy Efficiency Rating	Current	Potential
(92 to 100) A		96
(81 to 91) B	83	
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		

Environmental Impact Rating	Current	Potential
(92 to 100) A		99
(81 to 91) B	86	
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		







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