Fletcher & Company

78 Peet Street, Derby, DE22 3RF

Offers Around £155,000

Freehold



- No Upper Chain
- Ideal First Time Buy or Investment Property
- Strong Buy to Let Investment Opportunity- 8.4%+ Rental Yield
- Entrance Hall
- Two Reception Rooms
- Kitchen
- Two First Floor Bedrooms & Bathroom
- New Boiler with Warranty Installed this Year
- Good Sized Rear Garden
- Close to City Centre





Summary

This is a conveniently located, traditional, mid-terrace residence occupying a popular location close to the centre of Derby.

The property is sold with the benefit of no upper chain and offers a good opportunity for a first time buyer or a buy to let investor. The property has been achieving a rental income of between £1100 and £1200 per calendar month, representing a rental yield of at least 8.4% based on the asking price.

The property is double glazed and gas central heated with entrance hall, front reception room (previously used as a bedroom), lounge, kitchen, L-shaped landing, two bedrooms and a bathroom.

To the rear of the property is a long, enclosed garden and there is on-road parking to the front.

The Location
The property is within easy reach of a full range of amenities in Derby City centre as well as being in close proximity to Derby Royal Hospital.

Accommodation

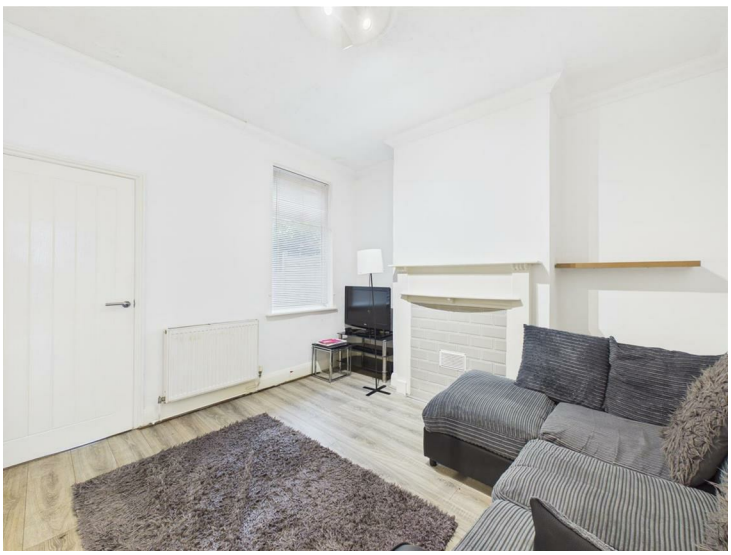
Ground Floor

Hallway
14'6" x 2'7" (4.43 x 0.80)
An entrance door provides access to hallway with central heating radiator, feature archway, dado rail and staircase to first floor.

Front Reception Room
11'6" x 9'8" (3.53 x 2.96)
Previously used as a bedroom with central heating radiator, understairs storage cupboard, decorative, dado rail and double glazed window to front.



Lounge
12'4" x 11'5" (3.77 x 3.48)
Having a central heating radiator and double glazed window to rear.



Kitchen

9'10" x 6'5" (3.01 x 1.97)

Comprising wood effect worktops with tiled surrounds, inset stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, insert four plate gas hob, built-in oven, appliance space suitable for fridge freezer and washing machine, breakfast bar and French doors to garden.



First Floor Landing

18'4" x 9'8" x 3'6" x 2'10" (5.61 x 2.96 x 1.07 x 0.88)

An L-shaped passage landing.

Bedroom One

11'5" x 7'6" (3.50 x 2.30)

With central heating radiator, fitted wardrobe and double glazed window to front.



Bedroom Two

11'5" x 7'10" (3.48 x 2.39)

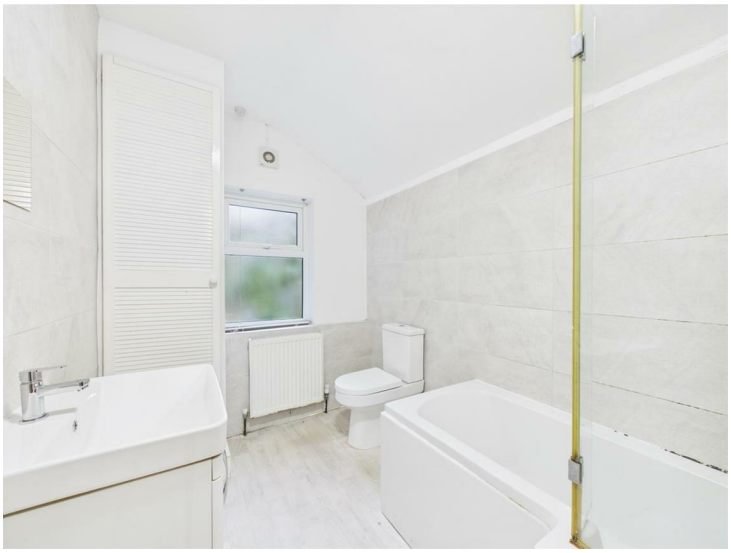
Having a central heating radiator, fitted wardrobe and double glazed window to rear.



Bathroom

9'5" x 6'4" (2.88 x 1.95)

Appointed with a low flush WC, vanity unit with wash handbasin and cupboard beneath, panelled bath with shower over, central heating radiator, airing cupboard and double glazed window to rear.

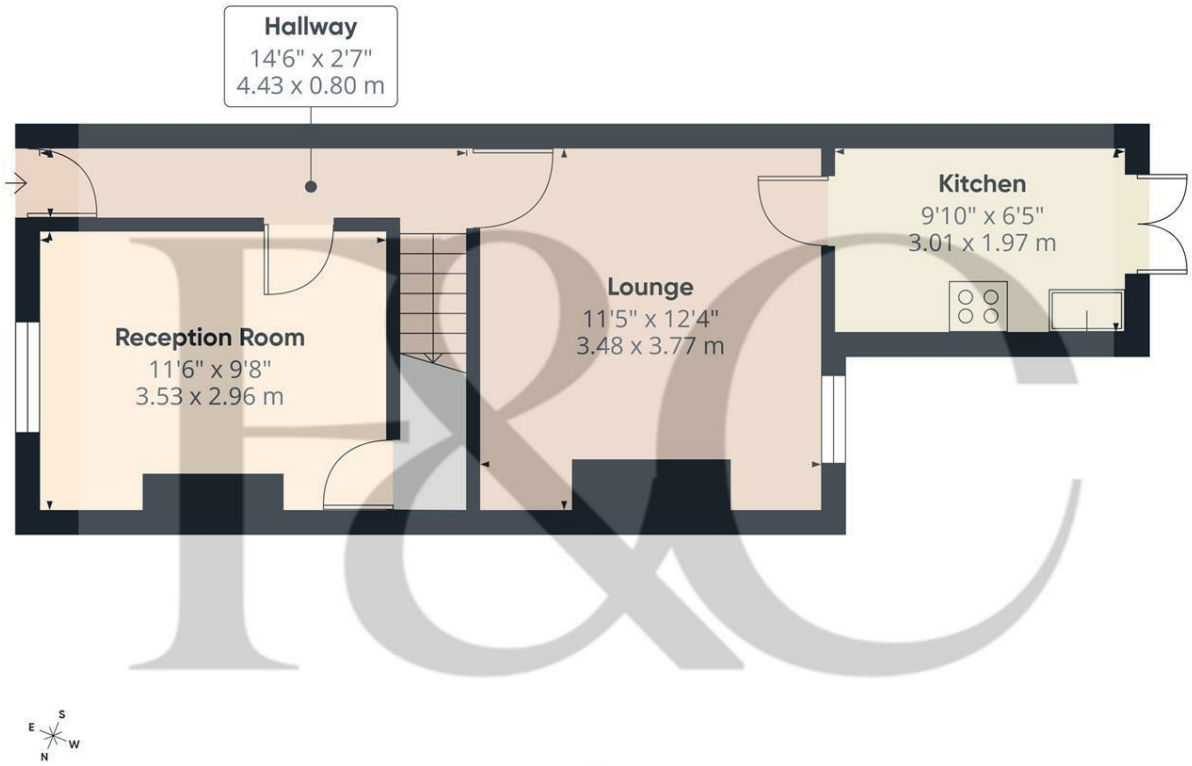


Outside

To the rear of the property is a very good sized garden which is mainly lawn and features brick walling, timber fencing, mature trees and shrubs.



Council Tax Band A



Floor 0

Approximate total area(1)

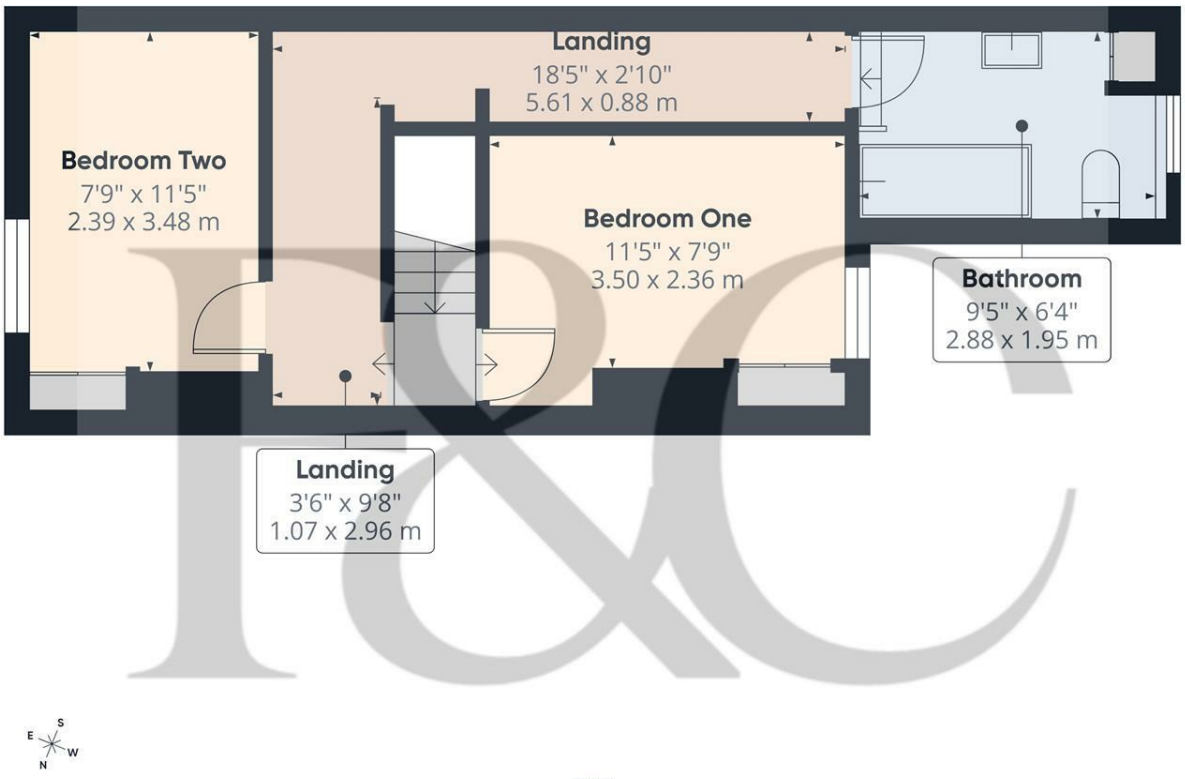
366 ft²

34 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area(1)

349 ft²

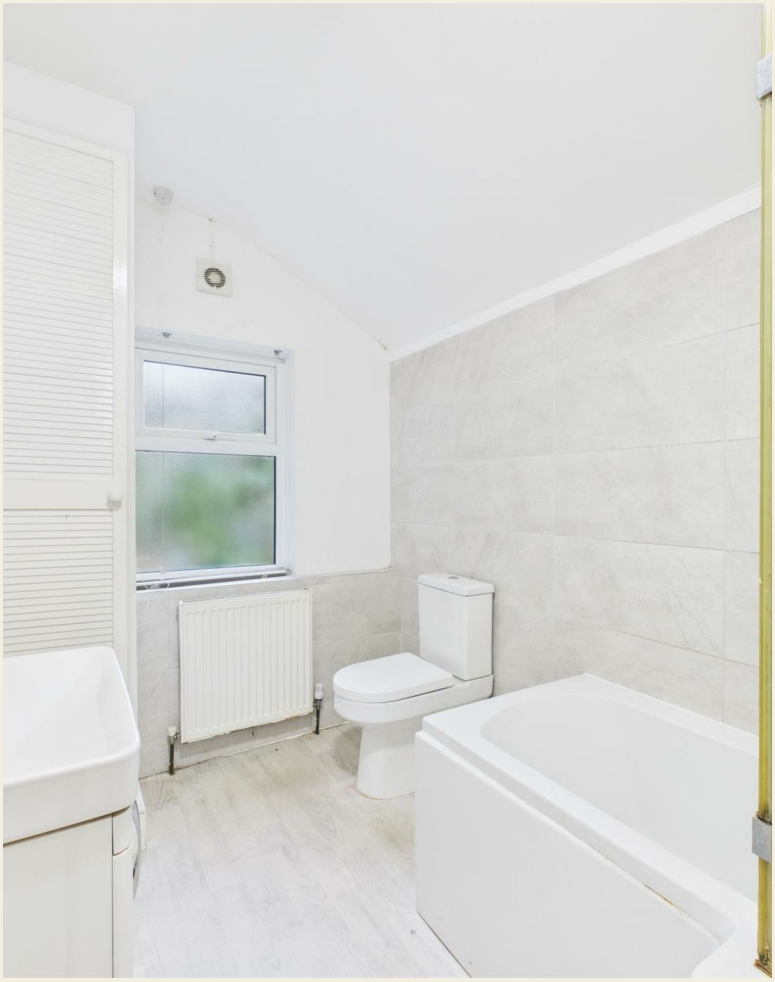
32.5 m²

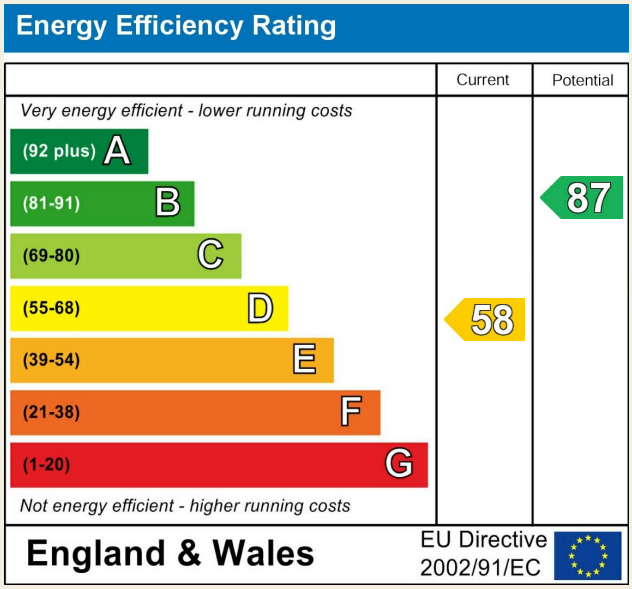
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78 Peet Street
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Council Tax Band: A
Tenure: Freehold