

**MONKEY  
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SALES & LETTINGS

Cambridge Street, Derby, DE21 7PZ  
Offers In The Region Of £190,000



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Spacious Two Double Bedroom Mid-Terrace with Two Reception Rooms and Downstairs WC - Sought-After Spondon Location

A well-proportioned mid-terrace home offering over 870 sq ft of accommodation, featuring two generous reception rooms, a fitted kitchen and two double bedrooms, arranged across a practical and well-balanced layout.

The ground floor comprises a front living room featuring a log burner, creating a cosy focal point, and leading through to a separate dining room, providing distinct yet connected living spaces. To the rear, there is a fitted kitchen with ample storage and worktop space, along with access to a useful downstairs WC.

To the first floor are two well-sized double bedrooms, both offering good floor space, along with a family bathroom fitted with a three-piece suite.

The layout, as shown in the floor plan, provides a clear separation between living and sleeping areas, with a natural flow from front to rear on the ground floor and well-proportioned rooms throughout.

## Description



## Situation

null  
Council Tax Band: A  
Available:

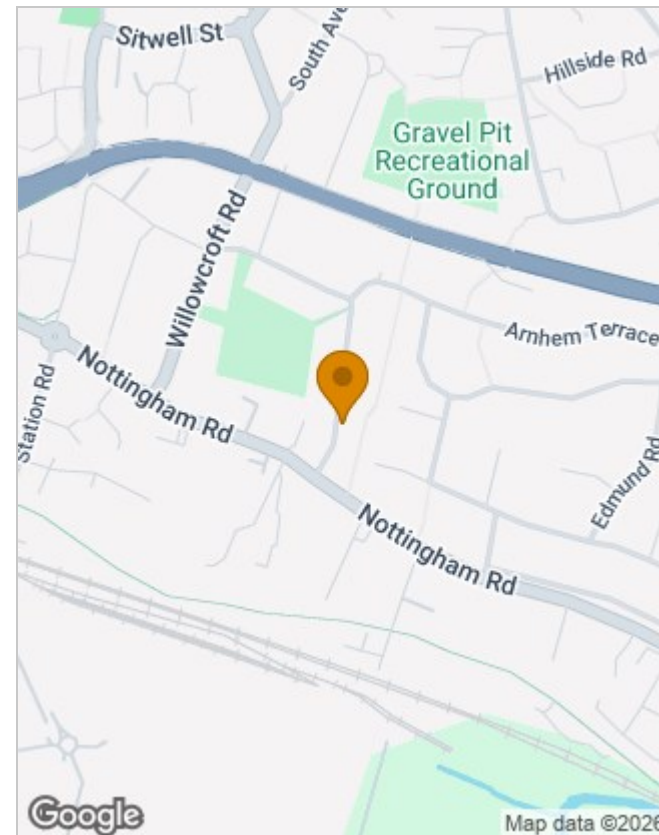




**Ground Floor**  
Floor area 44.8 sq.m. (482 sq.ft.)

**First Floor**  
Floor area 36.4 sq.m. (391 sq.ft.)

Total floor area: 81.1 sq.m. (873 sq.ft.)



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

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