



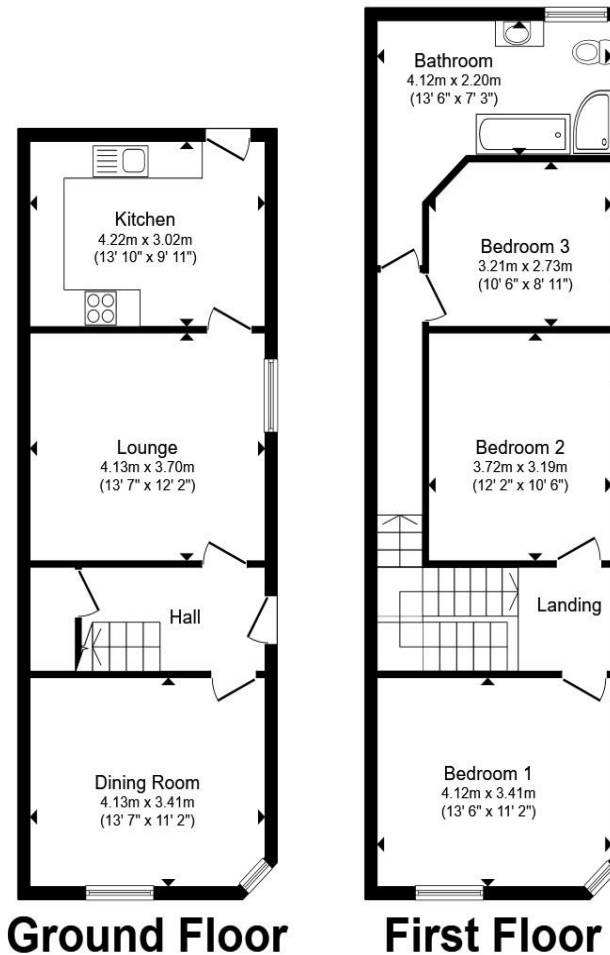
Leake Street, Derby DE1 1GQ

welcome to

Leake Street, Derby

A spacious three-bedroom end-terrace home on Leake Street, offering two reception rooms, a fitted kitchen, garage, and a rear garden with patio and outbuilding. Benefitting from a new boiler with a 10-year warranty, this property is ideal for families or investors.





About The Area

Dining Room

13' 7" x 11' 2" (4.14m x 3.40m)

Lounge

13' 7" x 12' 2" (4.14m x 3.71m)

Kitchen

13' 10" x 9' 11" (4.22m x 3.02m)

Bedroom 1

13' 6" x 11' 2" (4.11m x 3.40m)

Bedroom 2

12' 2" x 10' 6" (3.71m x 3.20m)

Bedroom 3

10' 6" x 8' 11" (3.20m x 2.72m)

Bathroom

13' 6" x 7' 3" (4.11m x 2.21m)

Total floor area 108.0 m² (1,163 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to Leake Street, Derby

- Three-bedroom end-terrace property
- Two reception rooms
- Garage and off-road parking/storage potential
- New boiler with 10-year warranty
- Rear garden with patio and outbuilding

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£155,000



Please note the marker reflects the
postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY122216



Property Ref:
DBY122216 - 0005

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This three-bedroom end-terrace home on Leake Street, Derby offers spacious and versatile accommodation, making it ideal for families, first-time buyers, or investors. The property features a generous dining room, a separate lounge, and a fitted kitchen with ample storage and direct access to the rear garden. Upstairs are three well-proportioned bedrooms and a family bathroom fitted with a four-piece suite including a bath and separate shower.

Externally, the property benefits from an enclosed rear garden with a patio seating area, an outbuilding for additional storage, and a garage providing secure parking or extra storage space. Further advantages include a recently installed boiler with a 10-year warranty, offering added peace of mind for future owners.

AGENTS NOTE: Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



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