



Vale Mills Boyer Street, Derby, DE22 3TE

welcome to

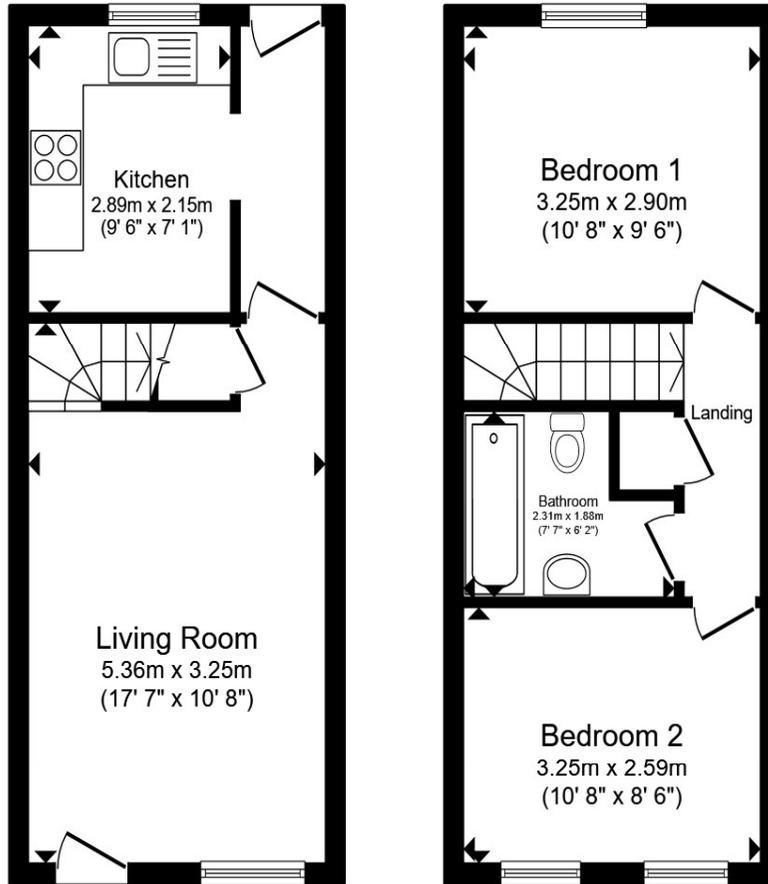
Vale Mills, Boyer Street, Derby

This beautifully presented two-bedroom mid-terraced property offers an exceptional opportunity to secure a home in the heart of Derby city centre. Thoughtfully designed and ready to move into, the property features a spacious living room with laminate wood flooring that flows throughout. The fully fitted kitchen provides ample storage and workspace, making it perfect for everyday cooking or entertaining.

Upstairs, you'll find two generously sized bedrooms, both offering comfortable proportions ideal for a couple, young family or professional. The family bathroom includes a shower and a clean, contemporary finish. Whether you're a first-time buyer seeking convenience and comfort, or an investor looking for a strong rental location, this home delivers on every level.

Positioned just moments from the Derby City Centre, restaurants, schools and excellent road links, the property offers unbeatable access to the very best of Derby. With its central location and move-in-ready condition, this is a fantastic opportunity not to be missed.





Ground Floor

First Floor

Living Room

17' 7" MAX x 10' 8" MAX (5.36m MAX x 3.25m MAX)

Kitchen

9' 6" MAX x 7' 1" MAX (2.90m MAX x 2.16m MAX)

Bedroom 1

10' 8" MAX x 9' 6" MAX (3.25m MAX x 2.90m MAX)

Bedroom 2

10' 8" MAX x 8' 6" MAX (3.25m MAX x 2.59m MAX)

Bathroom

7' 7" MAX x 6' 2" MAX (2.31m MAX x 1.88m MAX)

Total floor area 55.0 m² (592 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

Vale Mills, Boyer Street, Derby

- Two good-sized bedrooms with excellent natural light
- Spacious living room
- Fully fitted kitchen with ample storage
- Family bathroom featuring a shower
- Prime Derby city centre location

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 457.80

Ground Rent: Ask Agent

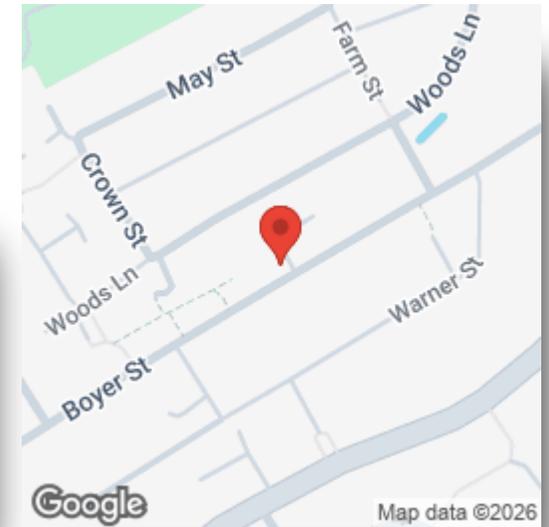
This is a Leasehold property with details as follows; Term of Lease 239 years from 17 Aug 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

from

£72,500



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Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY121589](https://www.bagshawsresidential.co.uk/Property/DBY121589)



Property Ref:
DBY121589 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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