FOR SALE







Abbey Street

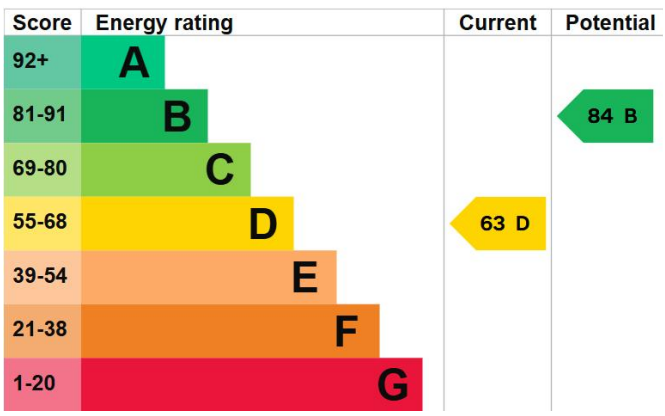
2 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £140,000

MARTIN&CO



- **Traditional Victorian terrace home**
- **Two Bedrooms**
- **Two reception rooms**
- **Offered for sale with no onward chain**
- **Parking space**
- **Council Tax Band A**
- **Gas fired central heating system**



PROPERTY AND LOCATION The property in brief comprises of entrance into the property, dining room, lounge and kitchen to the ground floor, whilst to the first floor are two double bedrooms and a bathroom/w.c. To the outside of the property is a rear garden which is mainly laid to lawn.

Our CGI generated images offer some inspiration as to how the property could look!

DE22 3ST is located just West of Derby city centre, offering a convenient urban setting with easy access to a wide range of local amenities. The area is characterised by traditional terraced housing and smaller residential streets, popular with young professionals, students and renters due to its proximity to the city centre and transport links. A variety of shops, supermarkets, cafes and everyday services are within walking distance, while regular bus routes and nearby rail connections make commuting straightforward. Local schools and community facilities are also close by, making the area practical for a range of residents seeking affordable housing close to central Derby.

LOUNGE 11' 3" x 11' 10" (3.43m x 3.61m) A bright and well-proportioned lounge featuring wood-effect flooring and neutral décor, providing a versatile space for a range of living room furniture. A front-facing window allows plenty of natural light into the room, while the front entrance door opens directly into the lounge, creating a welcoming entrance to the property.





DINING ROOM 11' 11" x 11' 10" (3.63m x 3.61m) A spacious and versatile second reception room providing ample space for a dining table and additional furniture. The room benefits from stairs rising to the first-floor accommodation, a door leading through to the kitchen, and a window to the rear elevation providing natural light.

KITCHEN 11' 5" x 5' 11" (3.48m x 1.8m) A bright galley-style kitchen fitted with a range of modern white wall and base units, complemented by contrasting work surfaces and white tiled splashbacks. The kitchen incorporates a built-in oven, electric hob with extractor above, and stainless-steel sink and drainer. Further features include tiled flooring, windows providing plenty of natural light, and a door giving direct access to the rear garden.

BEDROOM ONE 12' 3" x 12' (3.73m x 3.66m) A spacious and well-proportioned double bedroom, finished with neutral décor and carpeted flooring. A large window with fitted blinds provides plenty of natural light, while the room offers ample space for a range of bedroom furniture.

BEDROOM TWO 11' 2" x 11' 10" (3.4m x 3.61m) A generously sized second double bedroom, offering ample space for a range of bedroom furniture. The room is finished with neutral décor and carpeted flooring, with a window and fitted blinds providing natural light. A radiator is positioned beneath the window.

BATHROOM With uPVC double glazed window to the rear elevation, there is a three piece suite comprising of low level w.c, wash hand basin and bath with shower over.

REAR GARDEN A particularly generous and established rear garden, providing an excellent amount of outdoor space and considerable potential for landscaping and improvement. The garden is predominantly laid to lawn with mature trees and established greenery, together with a pathway running through the garden. A paved area immediately to the rear of the property provides space for outdoor seating,

LETTINGS NOTES We have taken advice from our lettings team, who have provided an estimated rental value of £895 PCM.

Should you require any further information or wish to discuss the rental valuation in more detail, please contact our Derby team at maddie.squires@martinco.com.







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