

Crosby Street,Derby DE22 3NW

bagshaws residential

welcome to

Crosby Street, Derby

A charming two-bedroom Victorian end-terrace on Crosby Street, offering characterful accommodation with high ceilings, side access and a generous, low-maintenance rear garden. Well maintained throughout and full of potential, this is an ideal first-time buy or investment opportunity.



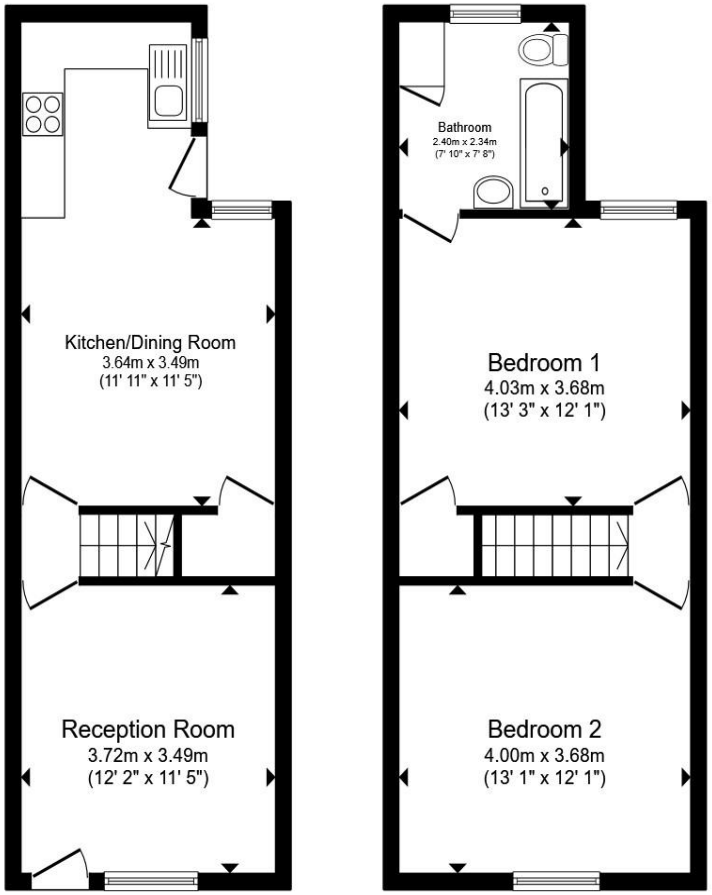












Total floor area 74.3 m² (800 sq.ft.) approx

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

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About The Area

Agents Note

welcome to

Crosby Street, Derby

- Charming Victorian end-terrace property
- Two generous double bedrooms
- Character features including high ceilings
- Large, low-maintenance rear garden with side access
- Well-presented throughout with further potential to personalise

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

This charming **two-bedroom Victorian end-terrace** on popular Crosby Street has just been reduced and offers fantastic value for first-time buyers, investors and downsizers alike.

Boasting **high ceilings, spacious rooms and plenty of character**, the property features a welcoming lounge, a generous kitchen/diner, two double bedrooms and a family bathroom.

Outside, you'll find a **superb low-maintenance rear garden** with patio seating area, established planting and enclosed boundaries, perfect for relaxing or entertaining.

Well maintained and ready to move straight into, the property also offers excellent scope to add your own touch and increase value over time

£110,000









Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY122475

The Property Ombudsman

Property Ref:
DBY122475 - 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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