



3 Brough Street, Derby, DE22 3EN

£145,000



A smartly presented and well maintained three bedroom spacious terraced property offering excellent investment returns or as a generous family home located in this popular location close to the city centre, Royal Hospital and A38.



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The property is currently tenanted at £700PCM and can be sold with tenants in situ.

The gas centrally heated and UPVC double glazed accommodation comprises, front reception room/ground floor bedroom, middle living room, kitchen and ground floor shower room, to the first floor are three well-proportioned bedrooms.

Externally, the property has the main front door, side door accessed from the passage and an enclosed private garden to the rear.

ACCOMMODATION

GROUND FLOOR

LOUNGE/BEDROOM

10'9" x 10'5" (3.28m x 3.18m)

Main UPVC double glazed front door, UPVC double glazed window, radiator.

LOBBY

With undertairs store.

LIVING ROOM

11'5" x 10'9" (3.48m x 3.28m)

With ample space for a dining table and chairs, stairs to the first floor, side UPVC double glazed door, UPVC double glazed window, media connections, radiator, space for fridge freezer, open plan access:

KITCHEN

8'5" x 5'9" (2.57m x 1.75m)

Fitted with a good range of fitted cupboards, laminate work surfaces, tiled walls, stainless steel sink and drainer, space for a cooker, undercounter fridge and washing machine, vinyl flooring, UPVC double glazed window.

SHOWER ROOM

6'7" x 5'10" (2.01m x 1.78m)

Corner shower cubicle, wash basin and WC, tiled floor and walls, UPVC double glazed window, cupboard hosing combination gas boiler, extractor fan, radiator.

FIRST FLOOR

LANDING

Passaged access to all first floor rooms.

BEDROOM ONE

14'2" x 10'5" (4.32m x 3.18m)

A generous double room with two front facing UPVC double glazed windows, radiator.

BEDROOM TWO

11'5" x 9'10" (3.48m x 3.00m)

A generous double bedroom having a built-in cupboard, UPVC double glazed window, radiator.

BEDROOM THREE

15'8" + lobby x 6' (4.78m + lobby x 1.83m)

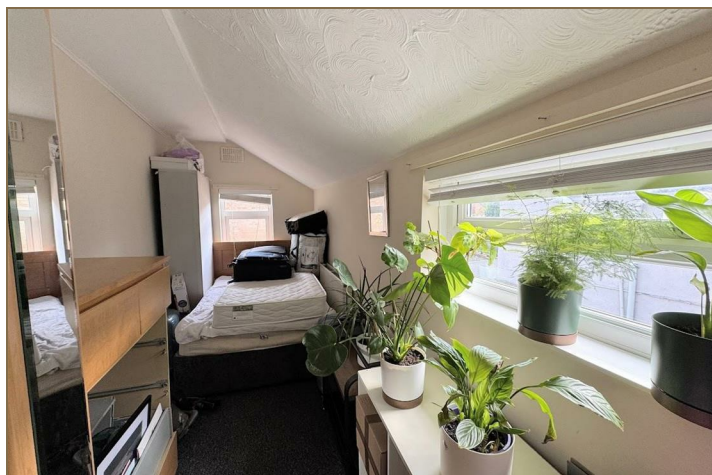
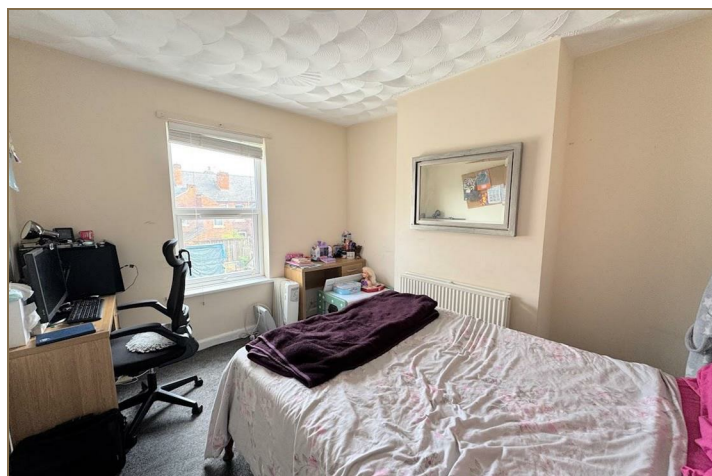
A spacious rectangular room having two UPVC double glazed windows, radiator.

OUTSIDE

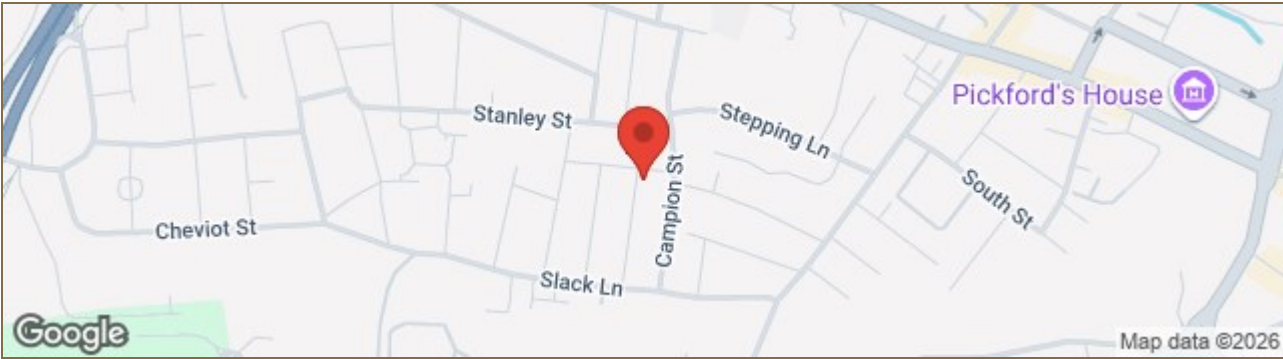
Externally, the property has the main front door, side door accessed from the passage and an enclosed private garden to the rear.

PLEASE NOTE

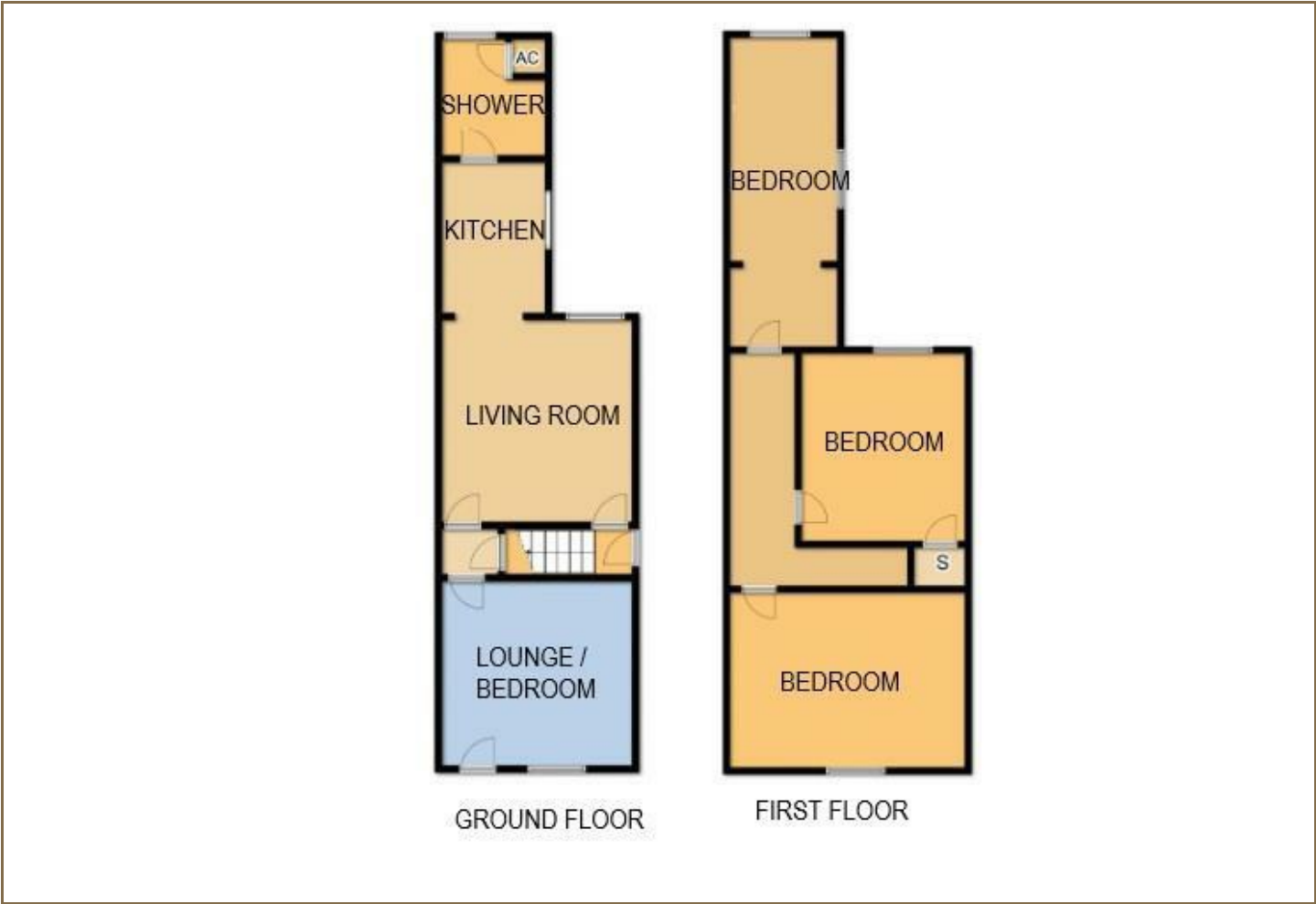
The property is currently let and can be sold with the tenants in situ. Should vacant possession be required upon completion, a notice period of up to four months may be required.



Road Map



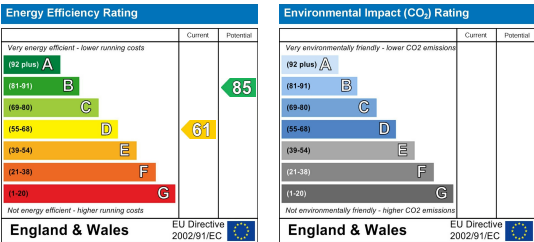
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk