



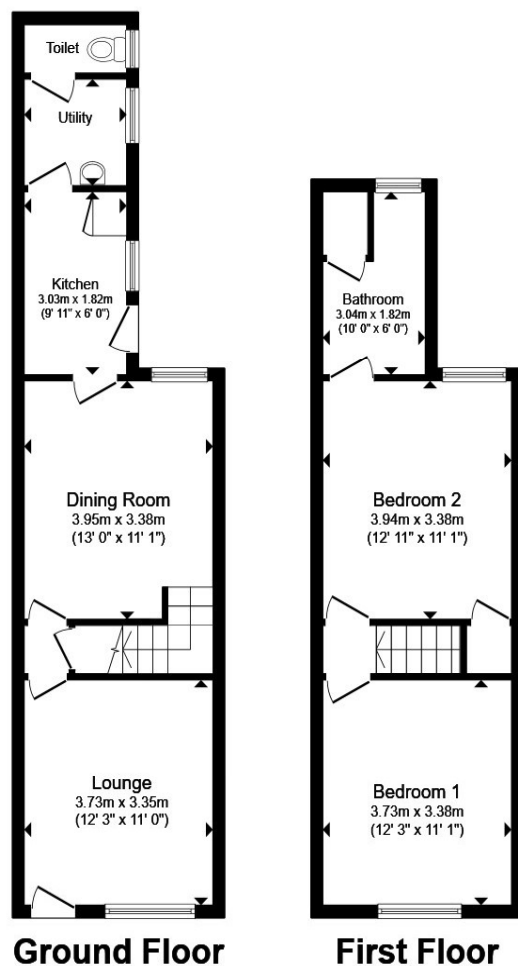
Larges Street, Derby DE1 1DN

welcome to

Larges Street, Derby

A spacious 2-bedroom end-terraced home in Derby, offering generous living areas, a good-sized garden and exciting potential to modernise. Ideal for first-time buyers or investors seeking a well-located property close to shops, the city centre and major road links.





Total floor area 74.5 m² (802 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



Auction Details

Online Underwriting

Conditions Of Sale

Health & Safety Advice For Pro

*guide And Reserve Prices

Note

Lounge

12' 3" MAX x 11' MAX (3.73m MAX x 3.35m MAX)

Dining Room

13' MAX x 11' 1" MAX (3.96m MAX x 3.38m MAX)

Kitchen

9' 11" MAX x 6' MAX (3.02m MAX x 1.83m MAX)

Bedroom 1

12' 3" MAX x 11' 1" MAX (3.73m MAX x 3.38m MAX)

Bedroom 2

12' 11" MAX x 11' 1" MAX (3.94m MAX x 3.38m MAX)

Bathroom

10' MAX x 6' MAX (3.05m MAX x 1.83m MAX)

welcome to

Larges Street, Derby

- AUCTION DATE: TUESDAY 14th APRIL 2026
- BIDDER REGISTRATION: BY 2pm MONDAY 13th APRIL 2026
- Two good-sized bedrooms
- Spacious lounge with original vintage gas fire
- Well-equipped fitted kitchen, utility room and Cellar

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

guide price

£90,000



**For Auction **

This charming 2-bedroom end-terraced home in Derby presents a fantastic opportunity for first-time buyers or investors looking for a property with space, character and scope to modernise. The ground floor features a cosy yet spacious living room with a vintage gas fireplace, a separate dining room and a well-equipped fitted kitchen that leads through to the Utility room and a convenient downstairs WC. In addition, this property benefits from a cellar that can be used as extra storage space. Upstairs, you'll find two good-sized bedrooms, each offering plenty of natural light and flexibility for family living and family bathroom.

Outside, the property benefits from a generous garden with a large flower bed, patio area and useful storage shed—perfect for outdoor dining, play or future landscaping ideas. While the home would benefit from some upgrading, it provides an excellent blank canvas to create a stylish, modern space tailored to your taste.

Located close to bustling local shops, Derby city centre and major transport links including the A50, M1 and A38, this home combines convenience with potential. A wonderful opportunity to add value and create a home you'll love.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY121648 - 0006

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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