Fletcher & Company

69 Kedleston Road, Derby, DE22 1FR

Offers Around £390,000

Freehold

- Sought-After Location Close to City Centre & University
- Impressive Large Period End-Terraced
- Sold With the Benefit of Two Car Parking Spaces
- Refurbished 2021
- Accommodation Set Over Three Floors
- Communal Areas
- Seven Double Bedrooms
- Five Shower Rooms
- HMO LIcence

Summary

EXCELLENT INVESTMENT OPPORTUNITY - Currently a 7 bedroom refurbished HMO generating a gross return of approximately 11%. (when fully occupied)

This is an excellent investment opportunity to acquire a large period terrace on the highly desirable Kedleston Road in Derby.

The property comprises of 2 separate flats, one 2 bed and one 4 bed. It could be converted back subject to any necessary consents

The property's location gives easy access to all Derby University campuses, in particular the main campus also on Kedleston Road as well as Derby City centre and all its amenities.

The property was refurbished in 2021 and benefits from a new boiler, new kitchen, new shower rooms, electrics and plumbing.

The accommodation is set over three floors and comprises entrance hall with staircase to first floor, two double bedrooms both with en-suite shower rooms and dining kitchen to the rear of the property. The first floor accommodation off the landing features a lounge/tv room with WC off, three double bedrooms and shower room. The second floor accommodation features a landing, two double bedrooms, en-suite shower room and separate WC.

Outside the property benefits from two car parking spaces.

The property is currently let and on a full year full occupancy, generates a gross income of £43,680 with all seven rooms being let at an average of £120 per week. This represents a gross return of approximately 10%. The property benefits from a HMO licence.

The Location

The property's location gives easy access to all Derby University campuses, in particular the main campus also on Kedleston Road as well as Derby City centre and all its amenities.

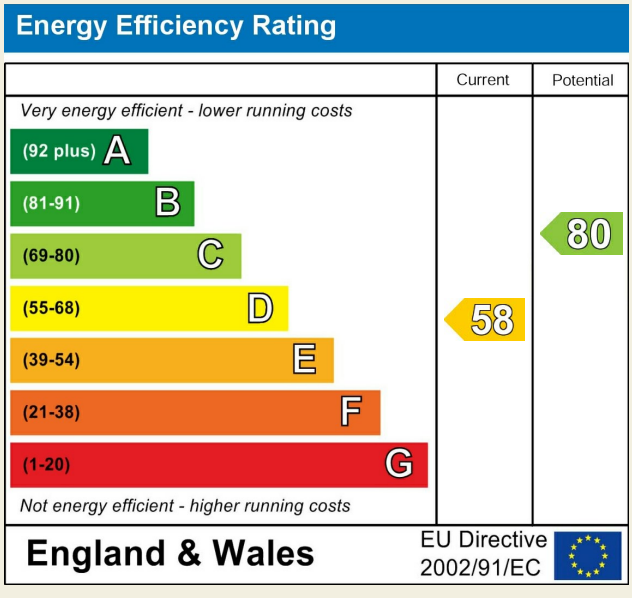
Council Tax

Not applicable for student accommodation.

GROUND FLOOR

1ST FLOOR

2ND FLOOR



Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

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Derby
DE22 1FR

Council Tax Band:
Tenure: Freehold