FOR SALE







Dean Street, Derby

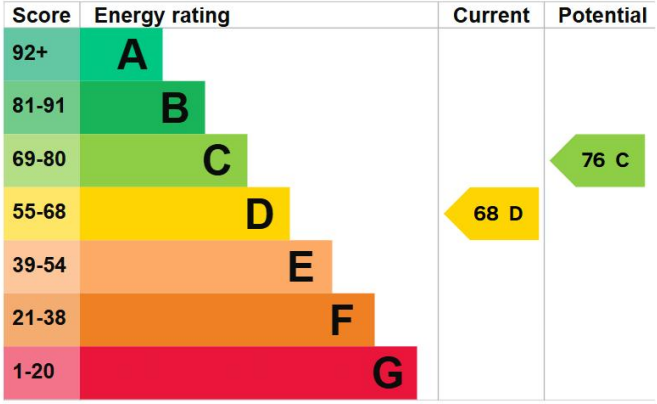
3 Bedrooms, 1 Bathroom, Mid Terraced House

£140,000

MARTIN&CO



- **Terraced Home**
- **No Upward Chain**
- **Three Bedrooms / Four Rooms Let**
- **Generating £1543 PCM**
- **Sold with Tenants in Situ**
- **Viewing Recommended**
- **Yield of 13.22%**



PROPERTY AND LOCATION A three-bedroom terraced property offered for sale with no upward chain. The property is currently configured to provide four individual room lets, making it potentially of interest to investors as well as buyers looking to return the accommodation to a more conventional family-home layout.

The existing arrangement offers income-generating potential, subject to the relevant tenancy, licensing and planning requirements.

The location is convenient for Derby city centre and a range of everyday amenities, making it well placed for both owner-occupiers and the rental market.

Local transport links are readily accessible, with bus stops on and around Dean Street and Derby railway station approximately 2 km (1.2 miles) away, providing connections to Nottingham, Birmingham, Leicester and further afield.

There is a good selection of shops and everyday services nearby, including a Sainsbury's approximately 0.3 miles away.

Combined with its proximity to the city centre and transport links, the location complements the property's current four-room letting arrangement and may be of particular interest to investors, subject to the necessary licensing, planning and regulatory requirements. Prospective purchasers should make their own enquiries regarding the current tenancies and any HMO or other regulatory requirements.

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

LIVING ROOM 14' 3" x 10' 11" (4.34m x 3.33m) A generously proportioned living room with wood-effect flooring, neutral décor and a window providing natural light. The room incorporates the staircase to the first floor and offers ample space for a range of seating and freestanding furniture.





KITCHEN 5' 7" x 8' 6" (1.7m x 2.59m) A galley-style kitchen with a range of wall and base units, work surfaces, stainless-steel sink and drainer, space for appliances and a large window providing plenty of natural light.

REAR LOBBY A useful rear lobby providing access to the ground-floor bathroom and leading out to the rear garden.

BATHROOM Ground-floor bathroom fitted with a three-piece suite comprising a panelled bath with shower over and glazed shower screen, pedestal wash hand basin and WC. A rear-facing window provides natural light and ventilation.

ROOM FOUR 10' 11" x 11' 5" (3.33m x 3.48m) A generously proportioned ground-floor double room situated to the front of the property, benefiting from its own external front entrance. The room features a front-facing window providing natural light, a feature fireplace with timber surround and useful built-in storage. Its size provides ample space for bedroom furniture and a seating or study area, making it well suited to the property's current room-let arrangement.

ROOM ONE 11' 3" x 11' 10" (3.43m x 3.61m) A well-proportioned bedroom offering comfortable accommodation with space for a bed and additional freestanding furniture. The room benefits from natural light, neutral décor and forms part of the property's current four-room letting arrangement.

ROOM TWO 10' 11" x 7' 11" (3.33m x 2.41m) A well-proportioned double bedroom with a window providing natural light, neutral décor and a wall-mounted radiator. The room offers space for a bed together with additional freestanding furniture and forms part of the property's current four-room letting arrangement

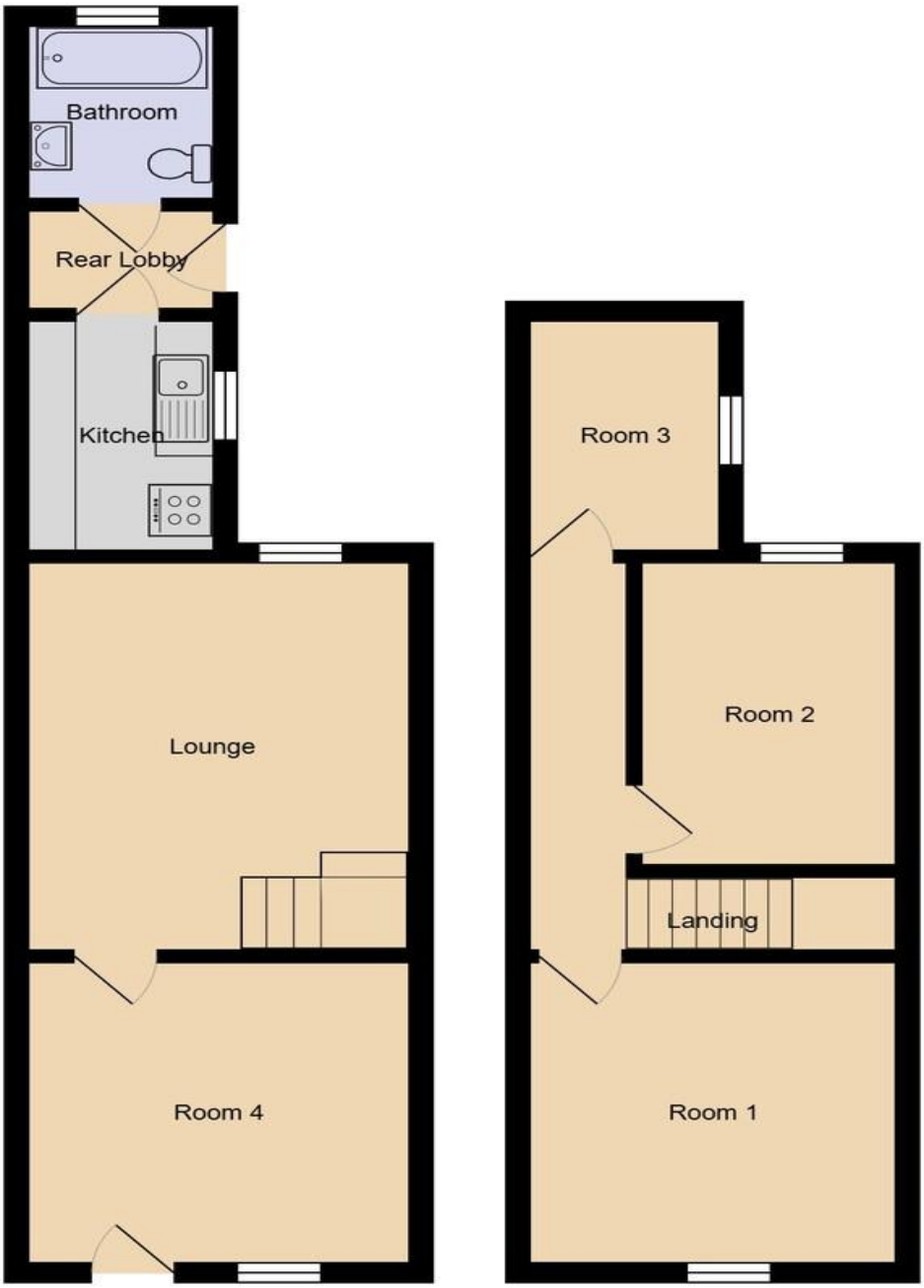
ROOM THREE 5' 8" x 8' 6" (1.73m x 2.59m) A single bedroom with a rear-facing window providing natural light, neutral décor and a wall-mounted radiator. The room provides space for a single bed and storage furniture and forms part of the property's current four-room letting arrangement.

OUTSIDE To the rear is an enclosed low-maintenance garden, predominantly paved and bordered by brick-built boundaries. The garden also benefits from a timber storage shed and gated pedestrian access to the rear, providing useful external storage and access.

LETTINGS NOTES The property is currently leased with four rooms receiving rent as below.
Room One £411pcm
Room Two £411pcm
Room Three £310pcm
Room Four £411pcm







Martin & Co Derby
1 Queen Street ● ● Derby ● DE1 3DL
T: 01332 650068 ● E: derby@martinco.com

01332 650068
http://www.martinco.com

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.