



Crown Street, Derby



Property Description

Burchell Edwards is delighted to bring this charming two-bedroom mid-terrace home to the market, situated on Crown Street in Derby City Centre and is an excellent opportunity for investors, first-time buyers, or those looking to downsize. The property is vacant with no onward chain, offering a hassle-free purchase. The ground floor features a welcoming hallway leading to a spacious lounge, a separate dining room, a well-appointed kitchen, and a rear utility area, downstairs W.C with access to the rear garden. Upstairs, there are two generous double bedrooms and a main bathroom. Conveniently located close to city amenities, this home offers a fantastic blend of space, potential, and location, viewing is essential.

Entrance Hallway

Wooden door to front elevation, tiled flooring leading to laminate flooring.

Lounge

Single glazed window, central heating radiator, wooden flooring and sealed off fire place.

Dining Room

Single glazed window to rear elevation, laminate floor
ring, central heating radiator and under stairs storage cupboard.

Kitchen

Window and door, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, two central heating radiators, laminate flooring, connections for washing machine.

Downstairs W.C

Rear facing window, W.C, wash hand basin, central heating radiator and laminate flooring.

Landing

Loft access via hatch and doors off to.

Bedroom One

Single glazed window to front elevation, central heating radiator and carpet.

Bedroom Two

Single glazed window to rear elevation, central heating radiator, carpet, door to built in cupboard and door to bathroom.

Bathroom

Single glazed frosted window to rear elevation, W.C, wash hand basin, bath, electric shower, central heating radiator, tiling to splash prone areas, wooden flooring.

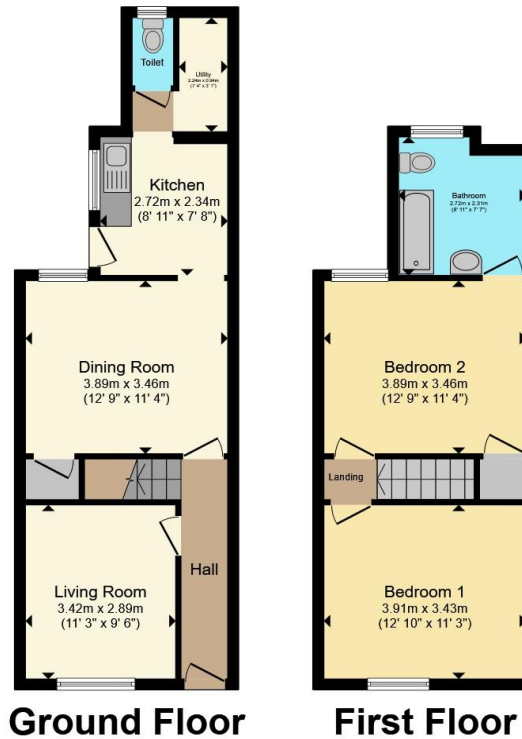
Rear Garden

Access to the rear.









Total floor area 78.6 m² (846 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



To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT211404



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