



Upper Boundary Road, Derby, DE22 3NU.

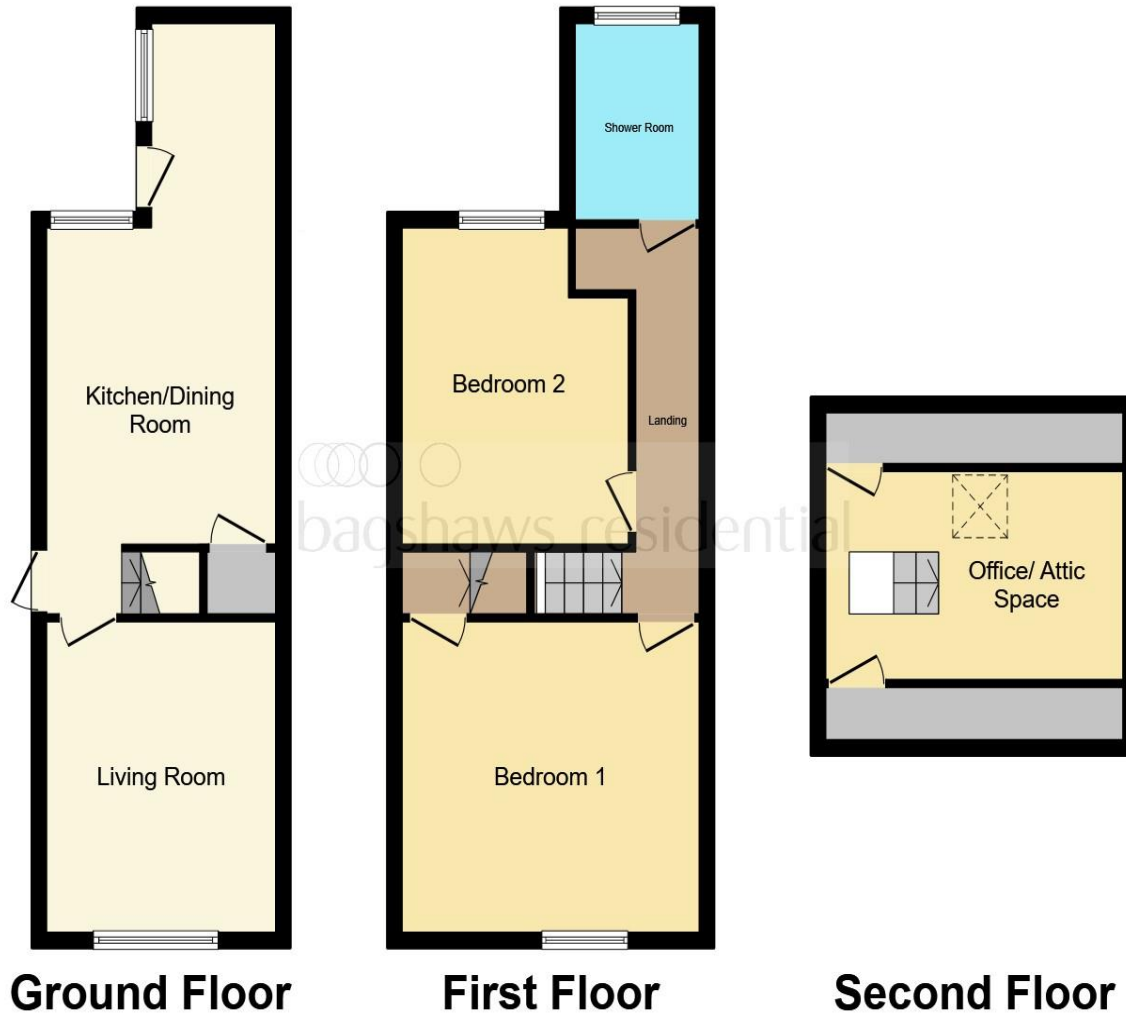


welcome to

Upper Boundary Road, Derby

Beautifully presented two-bed mid-terrace on Upper Boundary Road. Featuring a bright lounge, spacious kitchen diner, landscaped garden, two double bedrooms, converted loft room, and modern bathroom. A perfect turnkey home for first-time buyers.





Lounge

12' 9" MAX x 10' 3" MAX (3.89m MAX x 3.12m MAX)

Dining Room

12' 4" MAX x 10' 4" MAX (3.76m MAX x 3.15m MAX)

Kitchen

10' 7" MAX x 5' 9" MAX (3.23m MAX x 1.75m MAX)

Bedroom 1

13' 7" MAX x 12' 9" MAX (4.14m MAX x 3.89m MAX)

Bedroom 2

12' 4" MAX x 10' 2" MAX (3.76m MAX x 3.10m MAX)

Bathroom

8' 9" MAX x 5' 9" MAX (2.67m MAX x 1.75m MAX)

Loft Space

13' 8" MAX x 8' 9" MAX (4.17m MAX x 2.67m MAX)

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.focalagent.com

welcome to

Upper Boundary Road, Derby

- Two double bedrooms - NO UPWARD CHAIN
- Stylish converted loft space
- Modern kitchen diner
- Landscaped rear garden
- Bright and welcoming lounge

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£150,000

Step inside this beautifully presented two-bedroom mid-terrace home on Upper Boundary Road, Derby - an ideal property for first-time buyers searching for something that's truly move-in ready. This charming home offers a surprising amount of space and stylish touches throughout.

To the front of the property, you'll find a cosy and bright lounge perfect for relaxing evenings. The rear of the home opens up into a modern, open-plan kitchen diner - a fantastic entertaining space with access to a handy cellar and a stunning, landscaped rear garden, ideal for enjoying the warmer months.

Upstairs, the front-facing double bedroom benefits from access to a converted loft space, which would make a perfect home office, hobby room or walk-in wardrobe. A second spacious double bedroom sits to the side of the landing, while the stylish modern shower room is positioned to the rear, fitted with a walk in shower, hand wash basin and W.C. The whole property is finished to a warm, homely standard with plenty of natural light throughout.

Located in the popular area of Derby, Upper Boundary Road provides excellent access to the city centre, local amenities, and transport links. Nearby schools, parks and shops make this an attractive spot for young professionals and small families alike.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY120766 - 0006

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