



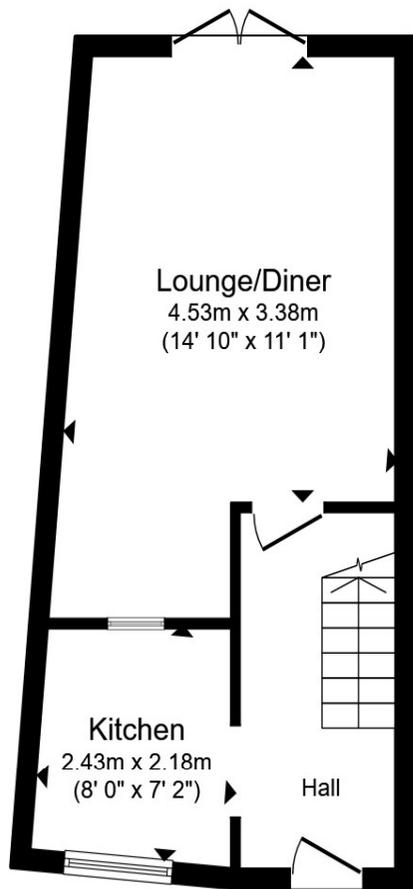
Wellington Crescent, Derby, DE1 2LZ

welcome to

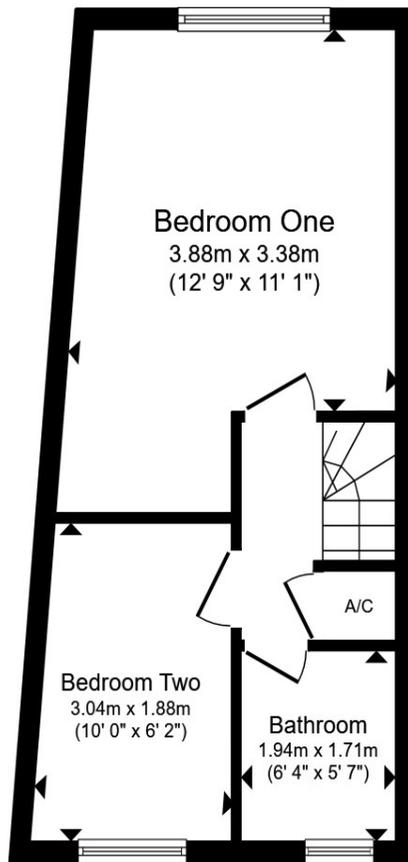
Wellington Crescent, Derby

Modern 2-bedroom terraced home in Derby city centre, featuring a spacious lounge, fitted kitchen, bathroom, gardens front and back, and driveway. Perfect for professionals, or investors seeking vibrant city living.





Ground Floor



First Floor

Lounge

14' 4" Max x 10' 1" Max (4.37m Max x 3.07m Max)

Kitchen

7' 8" Max x 7' 2" Max (2.34m Max x 2.18m Max)

Bedroom One

10' 6" Max x 9' 8" Max (3.20m Max x 2.95m Max)

Bedroom Two

9' 6" Max x 6' 2" Max (2.90m Max x 1.88m Max)

Bathroom

6' 4" Max x 5' 6" Max (1.93m Max x 1.68m Max)

Total floor area 60.2 m² (648 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



welcome to

Wellington Crescent, Derby

- Freehold 2-bedroom terraced city home
- Spacious lounge with patio doors to garden
- Fully fitted kitchen with built-in appliances
- Bathroom upstairs
- Good-sized rear garden with decking and patio area

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

offers in the region of
£180,000



This charming 2-bedroom terraced home offers the ideal blend of modern comfort and city convenience. Step into the welcoming hallway, where the fully fitted kitchen with built-in appliances sits to the left. Ahead, the spacious lounge provides a clean, contemporary living space, complete with patio doors that open onto the garden, creating a seamless indoor-outdoor flow. Upstairs, you'll find two generously sized bedrooms and a well-appointed bathroom, making this property perfect for professionals or investors.

The outdoor space is a highlight, with a good-sized garden featuring decking and stairs leading down to a patio area—ideal for entertaining or relaxing. A front garden and driveway add practicality and curb appeal.

Located in Derby city centre, this home is within walking distance of the train station, bustling shops, schools, and the hospital. Excellent transport links, including the A50, M1, and A38, make commuting straightforward. Derby itself is a thriving city with a rich history, vibrant cultural scene, and easy access to the beautiful Peak District. Whether you're seeking a ready-to-move-into home or a smart investment, this property offers both lifestyle and location in one.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY121335 - 0006

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