



Boden Street, Derby, DE23 8GX

welcome to

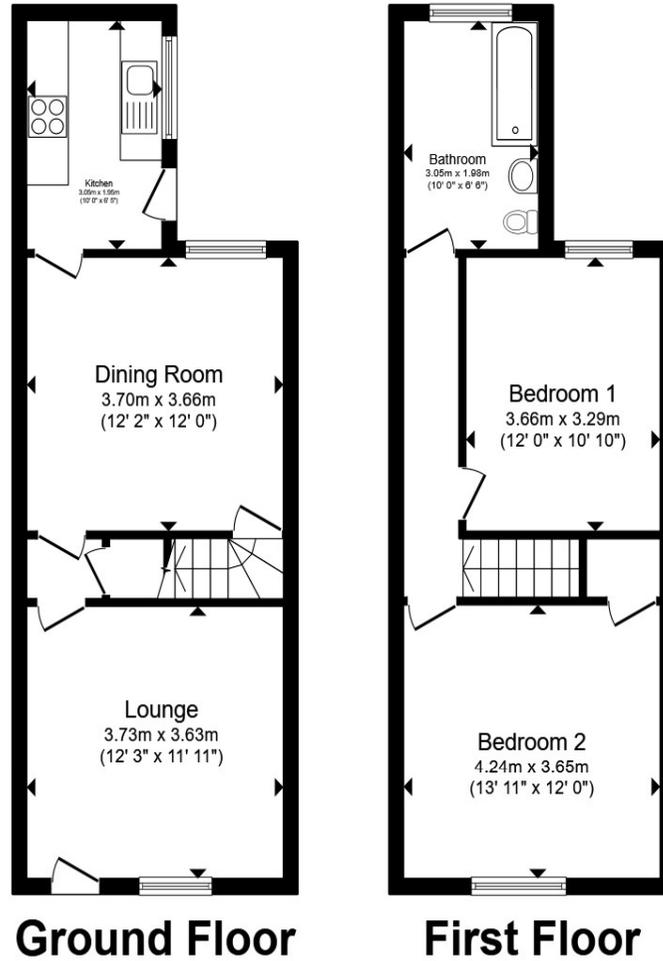
Boden Street, Derby

This well maintained 2-bedroom mid-terraced home sits in a prime Derby location, offering a welcoming blend of comfort, space, and convenience. Step straight into a cosy yet spacious lounge filled with natural light, leading through to a separate dining room. The well-equipped fitted kitchen sits at the rear, opening out to a generous garden with a patio, lawn, and flower beds, ideal for relaxing or entertaining. Behind the garden is parking for one car.

Upstairs, you'll find two double bedrooms and a fully fitted family bathroom, all thoughtfully arranged to maximise comfort and practicality. The home has been well cared for throughout, offering a move-in-ready opportunity with spacious rooms and a modern, stylish feel.

Located close to excellent schools, bustling local shops, the city centre, and major road links, this property combines peaceful living with superb accessibility. It's an ideal choice for first-time buyers, small families, or investors seeking a well-positioned, low-maintenance home in a thriving area.





Lounge
 12' 3" MAX x 11' 11" MAX (3.73m MAX x 3.63m MAX)

Dining Room
 12' 2" MAX x 12' MAX (3.71m MAX x 3.66m MAX)

Kitchen
 10' MAX x 6' 5" MAX (3.05m MAX x 1.96m MAX)

Bedroom 1
 12' MAX x 10' 10" MAX (3.66m MAX x 3.30m MAX)

Bedroom 2
 13' 11" MAX x 12' MAX (4.24m MAX x 3.66m MAX)

Bathroom
 10' MAX x 6' 6" MAX (3.05m MAX x 1.98m MAX)

Total floor area 73.6 m² (793 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

Boden Street, Derby

- Two-bedroom mid-terraced home
- Spacious lounge and separate dining room
- Well-equipped fitted kitchen with access to the garden
- Two generous double bedrooms
- Fully fitted family bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£150,000



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Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY121660 - 0004

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