



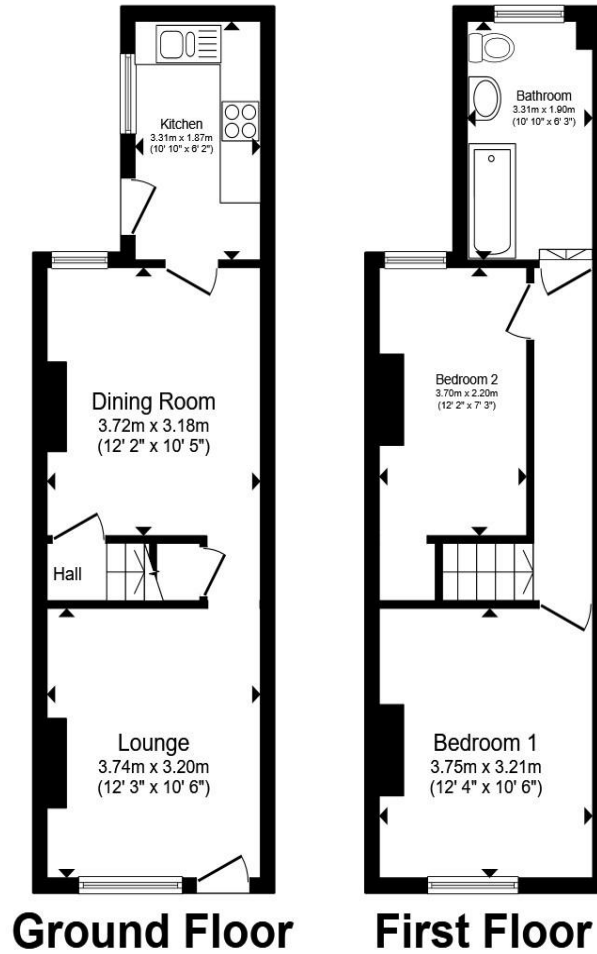
Sutherland Road, Derby DE23 8RW

welcome to

Sutherland Road, Derby

A great opportunity to buy a two bed mid-terrace home, ideal for a first time buyer or investor, looking for a presentable, neutral home close to amenities and with no upward chain.





Living Room

12' 3" MAX x 10' 6" MAX (3.73m MAX x 3.20m MAX)

Dining Room

12' 2" MAX x 10' 5" MAX (3.71m MAX x 3.17m MAX)

Kitchen

Bedroom One

12' 4" MAX x 10' 6" MAX (3.76m MAX x 3.20m MAX)

Bedroom Two

12' 2" MAX x 7' 3" MAX (3.71m MAX x 2.21m MAX)

Bathroom

Total floor area 66.6 m² (716 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

Sutherland Road, Derby

- Mid-Terrace Two Bed Home
- Two Reception Rooms
- Enclosed Rear Garden and Small Frontage
- First Floor Bathroom
- No Upward Chain

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

£140,000



A great opportunity to buy a two bed mid-terrace home, ideal for a first time buyer or investor, looking for a presentable, neutral home. Offering deceptively spacious accommodation of well-balanced rooms, with no upward chain. The current owners have refreshed the paintwork and flooring ready for the new owner.

The property comprises in brief of a front living room, rear dining room and a fitted kitchen to the ground floor. To the first floor there are two double bedrooms and a spacious bathroom with white suite and shower over the bath. Outside the property has small walled frontage and a generous, enclosed rear garden with excellent potential.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY121812 - 0003

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