



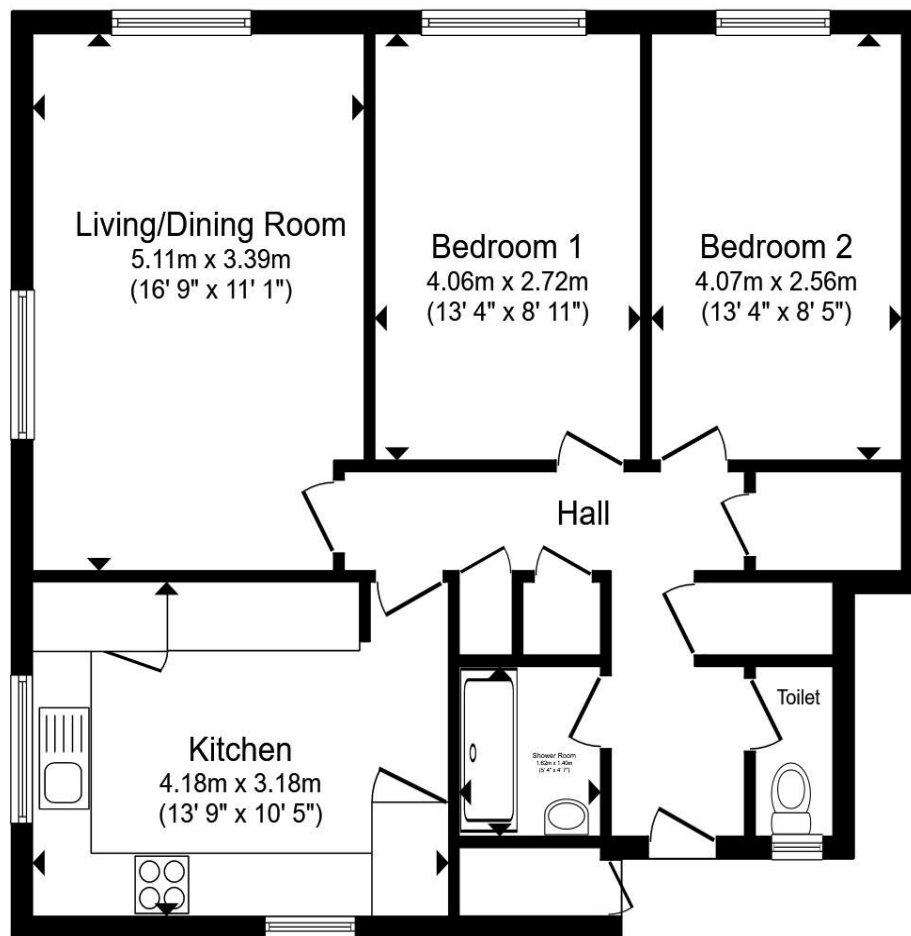
Edensor Square, Derby DE22 3RQ

welcome to

Edensor Square, Derby

A spacious and well-maintained two-bedroom ground floor maisonette situated in the quiet and popular Edensor Square area of Derby. Offering generous accommodation, excellent accessibility and convenient access to local amenities, transport links and the city centre.





Total floor area 70.4 m² (757 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

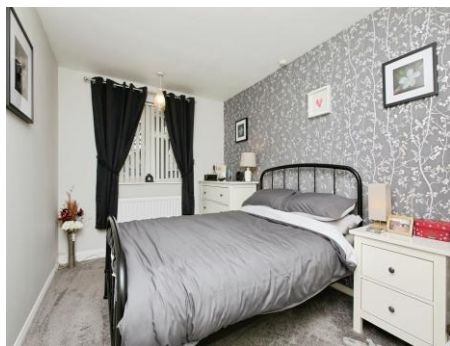
welcome to Edensor Square, Derby

- Spacious two-bedroom ground floor maisonette
- Generous living and dining room measuring over 16ft
- Well-maintained and ready to move into
- Quiet and established residential location
- Convenient access to local amenities, transport links and derby city centre

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£120,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY122566



Property Ref:
DBY122566 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

Occupying a convenient and peaceful position within the sought-after Edensor Square area of Derby, this well-presented two-bedroom ground floor maisonette offers spacious and versatile accommodation ideal for first-time buyers, downsizers or investors alike.

The property benefits from ground floor access, making it particularly appealing for those seeking ease of access without compromising on living space. Internally, the accommodation briefly comprises a welcoming entrance hall providing access to all rooms, a generous living/dining room measuring over 16ft in length, offering ample space for both relaxation and entertaining, and a well-proportioned fitted kitchen with a range of storage units and room for additional dining or breakfast furniture.

There are two good-sized double bedrooms, both enjoying pleasant natural light and offering comfortable accommodation. The property is further enhanced by a bathroom and separate WC, providing added practicality for everyday living.

The maisonette has clearly been well cared for and is presented in move-in ready condition. Situated within a quiet residential setting while remaining conveniently positioned for local shops, schools, public transport links and Derby City Centre, the property offers an excellent balance of tranquillity and accessibility. An early viewing is highly recommended to fully appreciate the space, location and potential this home has to offer.



bagshaws residential



01332 361308



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



bagshawsresidential.co.uk