



51 Arnold Street, Derby, DE22 3EW

£149,950



An excellent buy to let investment or home providing three first floor double bedrooms located in this popular residential area close to the city centre, University of Derby and Royal hospital.



51 Arnold Street, Derby, DE22 3EW

£149,950



The gas centrally heated (new boiler Q4 2025) and UPVC double glazed accommodation comprises, front lounge (has been used as bedroom four in the past), inner lobby with store, dining room leading into a fitted kitchen and ground floor bathroom. To the first floor are three large double bedrooms.

Externally there is street parking to Arnold Street, gated access to a long rear garden with gravelled patio, lawn and mature trees.

Arnold Street is accessed directly off Slack Lane with good location amenities and close to the city centre, various sites of the University of Derby and Derby Royal Hospital.

A larger than average terraced property offered for sale with no chain and vacant possession on completion.

ACCOMMODATION

GROUND FLOOR

LOUNGE

12'2" x 11' (3.71m x 3.35m)

Main UPVC double glazed door and window, laminate flooring, fireplace, radiator.

INNER LOBBY

Understairs store.

DINING ROOM

13'2" x 11' (4.01m x 3.35m)

With UPVC double glazed door to the rear, stairs to first floor, laminate flooring, radiator.

KITCHEN

11'5" x 6'5" (3.48m x 1.96m)

Appointed with a range of fitted wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled splashback, stainless steel sink and drainer, electric oven, gas hob and extractor fan, space for further appliances, wall mounted new combination boiler (Q4 2025) providing domestic hot water and gas central heating, side UPVC to glazed window, tiled floor, access into:

GROUND FLOOR BATHROOM

6'2" x 5'5" (1.88m x 1.65m)

Fitted with a white three-piece suite comprising a panelled bath with an enlarged showering area and matching screen with a mains chrome shower over, wash hand basin sat on a vanity unit, low level WC, tiled floor and walls, UPVC double glazed window, extractor fan, chrome towel radiator.

FIRST FLOOR

LANDING

Passaged with independent access to all first floor rooms, loft access with fixed pull down ladder, radiator.

BEDROOM ONE

14'6" x 12'3" (4.42m x 3.73m)

A large double bedroom having a front facing UPVC double glazed window, radiator.

BEDROOM TWO

13'3" x 11'7" (4.04m x 3.53m)

A second large double bedroom having a rear facing UPVC double glazed window, built-in store cupboard, radiator.

BEDROOM THREE

10'1" x 9'10" (3.07m x 3.00m)

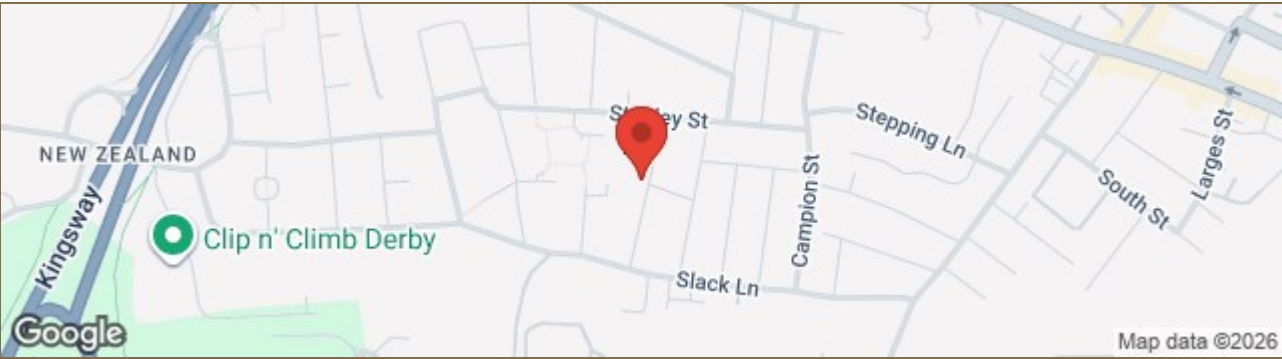
A third generously proportioned double bedroom having a rear facing UPVC glazed window, built-in shelving, radiator.

OUTSIDE

Externally there is street parking to Arnold Street, gated access to a long rear garden with gravelled patio, lawn and mature trees.



Road Map



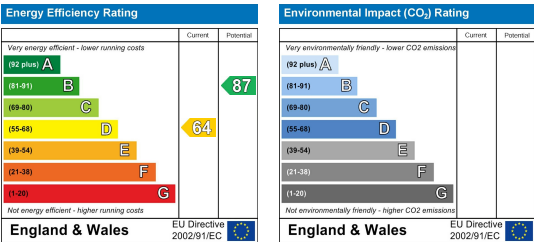
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk