



Connells

Stafford Street
Derby

Stafford Street
Derby DE1 1JL

for sale
£140,000



Property Description

****NO ONWARD CHAIN****

Deceptively Spacious Two Bedroom Mid Terraced House *Sought After Location Close to DERBY CITY CENTRE *Two Double Bedrooms

*Kitchen And Bathroom *Excellent Size Rear Garden *

****VERY REALISTICALLY PRICED HOME PERFECT FOR INVESTORS OR FIRST TIME BUYERS ****

Viewing Essential.

A great opportunity to purchase a two double bedroom property in a popular Road in Central Derby. The property would perfectly suit investors, landlords or a professional couple, first time buyer, or buyer looking to downsize. It would also make a great 'turn-key' investment with a strong yield. Viewing is highly recommended to appreciate the size and condition.

The location has lots of amenities within walking distance including plenty of nearby shops, restaurants and takeaways, several popular schools, and ample public transport.

The accommodation, which is spacious and homely, briefly comprises; lounge, dining room, kitchen, two bedrooms, bathroom and a great rear garden.

OPEN EVENT SATURDAY 14TH
FEBRUARY--CALL CONNELLS LICHFIELD
TODAY



Entrance Porchway

Lounge

12' 5" x 11' 3" (3.78m x 3.43m)

Dining Room

12' 5" x 11' 2" (3.78m x 3.40m)

Kitchen

12' 10" x 6' 6" (3.91m x 1.98m)

First floor

Bedroom One

14' 1" x 11' 3" (4.29m x 3.43m)

Bedroom Two

11' 3" x 10' 11" (3.43m x 3.33m)

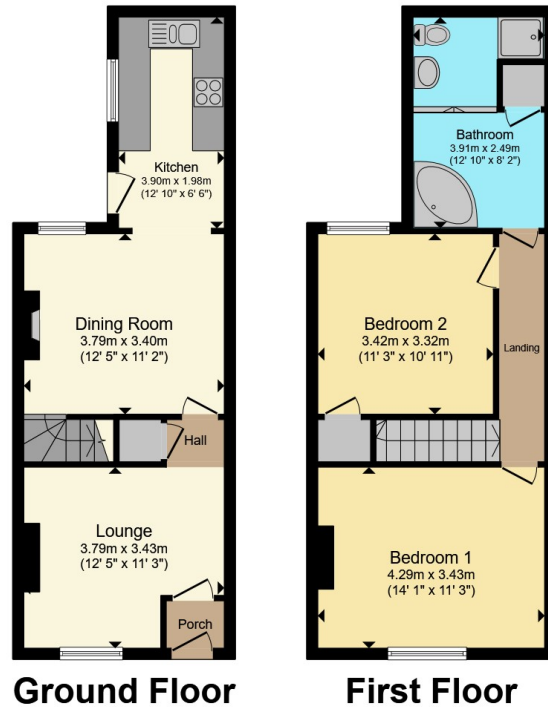
Bathroom

Rear Garden









Total floor area 81.8 m² (881 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



To view this property please contact Connells on

T 01543 262 376
E lichfield@connells.co.uk

11 & 13 Bore Street
 LICHFIELD WS13 6LZ

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/LFD312047



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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