



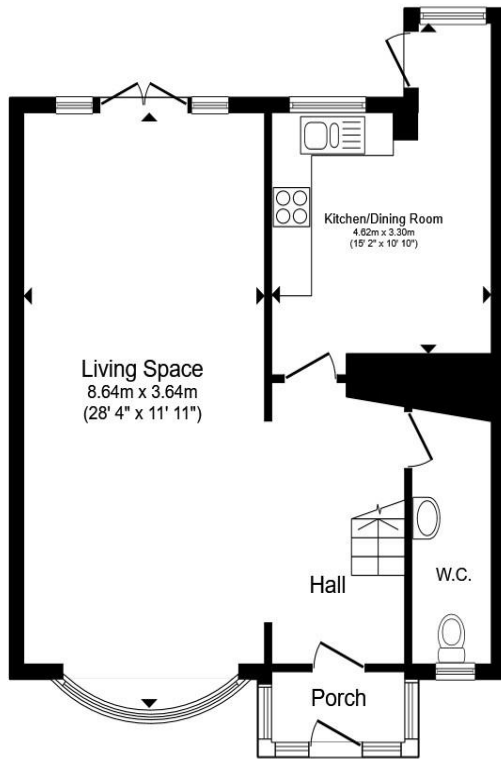
Duffield Road, Derby, DE22 1EQ

welcome to

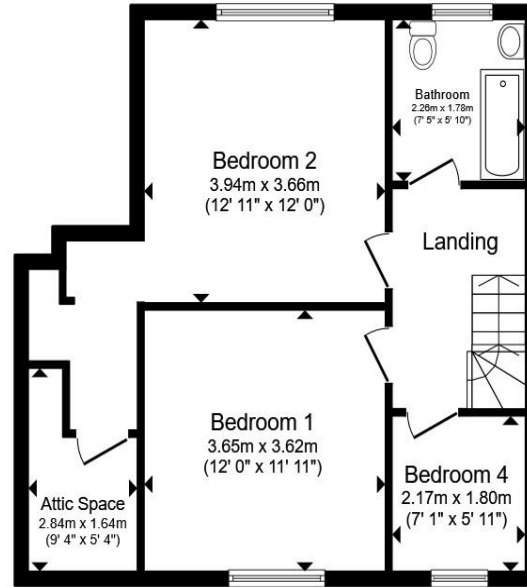
Duffield Road, Derby

A four bed detached house on Duffield Road with driveway, garage, open plan lounge diner, four bedrooms and a mature garden. The property requires modernisation but offers good space, character features and strong potential in a sought after location.

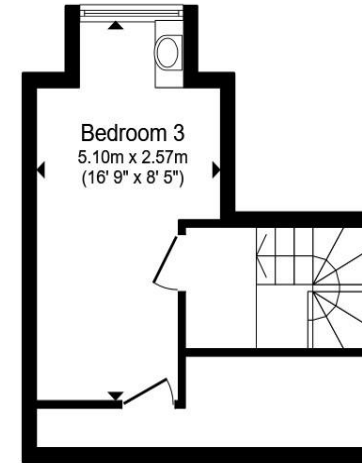




Ground Floor



First Floor



Second Floor

Total floor area 128.3 m² (1,381 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



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Auction Details

Online Underwriting

Conditions Of Sale

Health & Safety Advice For Pro

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Note

Living Space

28' 4" MAX x 11' 11" MAX (8.64m MAX x 3.63m MAX)

Kitchen Dining Room

15' 2" MAX x 10' 10" MAX (4.62m MAX x 3.30m MAX)

Bedroom 1

12' MAX x 11' 11" MAX (3.66m MAX x 3.63m MAX)

Bedroom 2

12' 11" MAX x 12' MAX (3.94m MAX x 3.66m MAX)

Bedroom 3

16' 9" MAX x 8' 5" MAX (5.11m MAX x 2.57m MAX)

Bedroom 4

7' 1" MAX x 5' 11" MAX (2.16m MAX x 1.80m MAX)

welcome to

Duffield Road, Derby

- Four bedroom detached house in need of modernisation
- Driveway for two cars plus single garage
- Open plan lounge diner with bay window and patio doors
- Kitchen with space for breakfast table
- Mature rear garden with established shrubs and trees

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

guide price

£250,000



Offered for sale by auction, this four bedroom detached property on Duffield Road provides a solid layout, scope to improve and excellent potential for buyers looking for a project. The home begins with a front porch leading into the hallway, with stairs ahead and access to the ground floor accommodation. To the left is an open plan lounge diner with a front bay window, patio doors to the rear and original beams. From here, a door leads into the kitchen, which offers space for a breakfast table and access to the rear garden. A downstairs WC completes the ground floor.

On the first floor there are two double bedrooms, a single bedroom and a family bathroom. The second floor provides an additional small double room with a rear dormer. Externally, the property includes a driveway for two vehicles and access to a single garage. The rear garden features established shrubs and trees and offers a private outdoor space.

The property sits in a convenient and well regarded area, close to local amenities, schools and transport links, while still benefiting from a residential feel. Duffield Road remains a popular location, making this a strong opportunity for buyers seeking a home with room to update, personalise and add long term value.



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY121775



Property Ref:
DBY121775 - 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.



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01332 361308



Derby@bagshawsresidential.co.uk



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



bagshawsresidential.co.uk