



 **3**
Bedrooms

 **1**
Bathroom

 **2**
Receptions



PROPERTY FEATURES

- Investment Opportunity
- 3 Generous Bedrooms
- Popular Location
- Planning For Another Dwelling
- 2 Reception Rooms
- Viewing Essential

DESCRIPTION

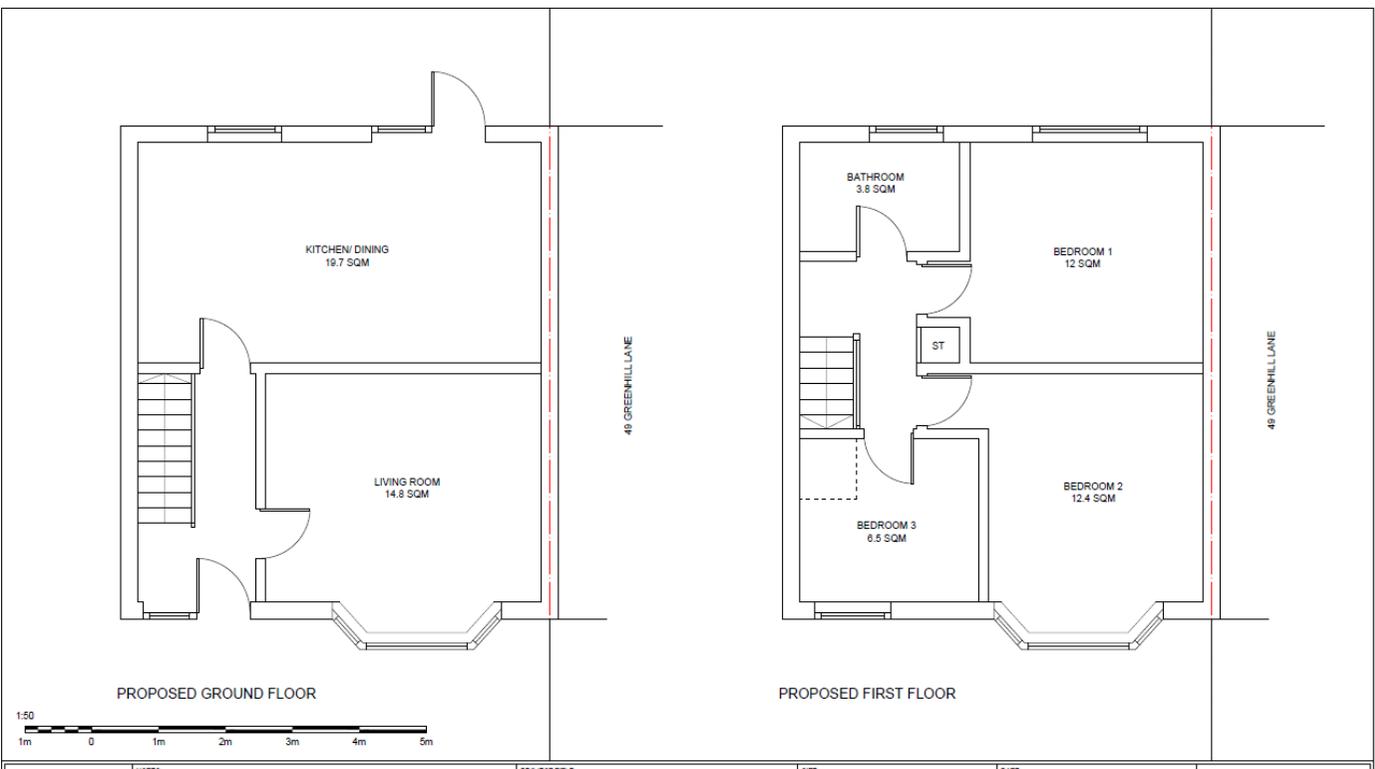
Discover a rare opportunity to shape a property into its full potential. This three-bedroom semi-detached home, set on a generous plot, offers a blank canvas for investors or developers seeking both modernisation and expansion. The existing home features two spacious reception rooms and a separate kitchen on the ground floor, with three bedrooms, a family bathroom, and loft access upstairs, ready to be transformed into a stylish, contemporary home.

Approved planning permission for an additional three-bedroom dwelling presents an exciting chance to create a second home on the plot, unlocking substantial value. Whether you're looking to modernise the existing property, build a new, or do both, this versatile site offers flexibility, space, and exceptional investment potential.

Perfectly positioned with a large plot and development scope, this property represents a unique project for those seeking to combine smart investment with creative renovation. A true opportunity to reimagine a home while maximising its long-term value.

ADDITIONAL INFORMATION

- * Tenure - Freehold
- * Local Authority - Amber Valley
- * Council Tax Band - B
- * Further details upon request



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Tel : +442072315656

Email : info@lclproperty.com

Address : The Yellow House, 37 Plough Way, Surrey Quays, London SE16 2LS



Disclaimer

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Purchasers are advised to undertake their own measured survey prior to exchange of contracts.