



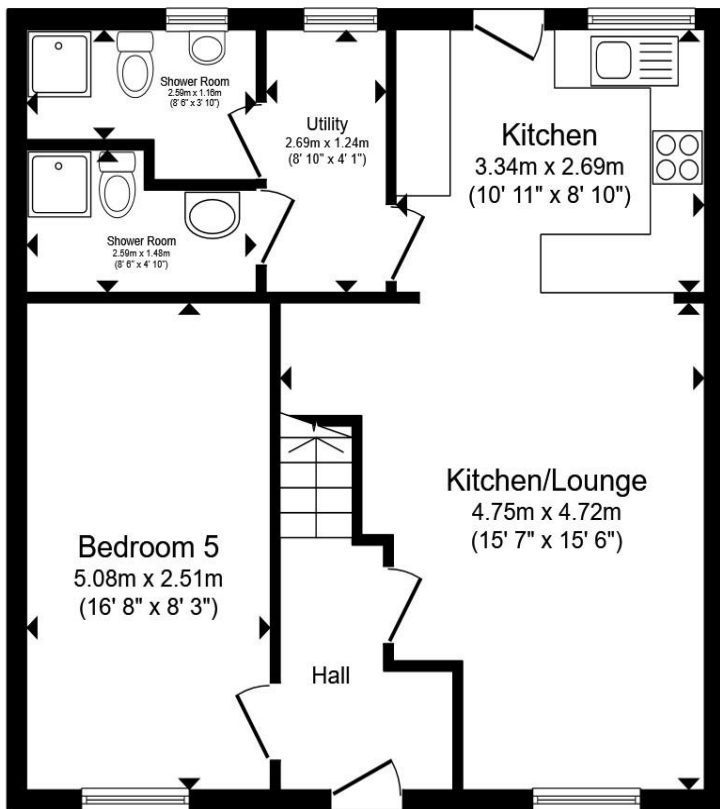
Merchant Street, Derby DE22 3AN

welcome to

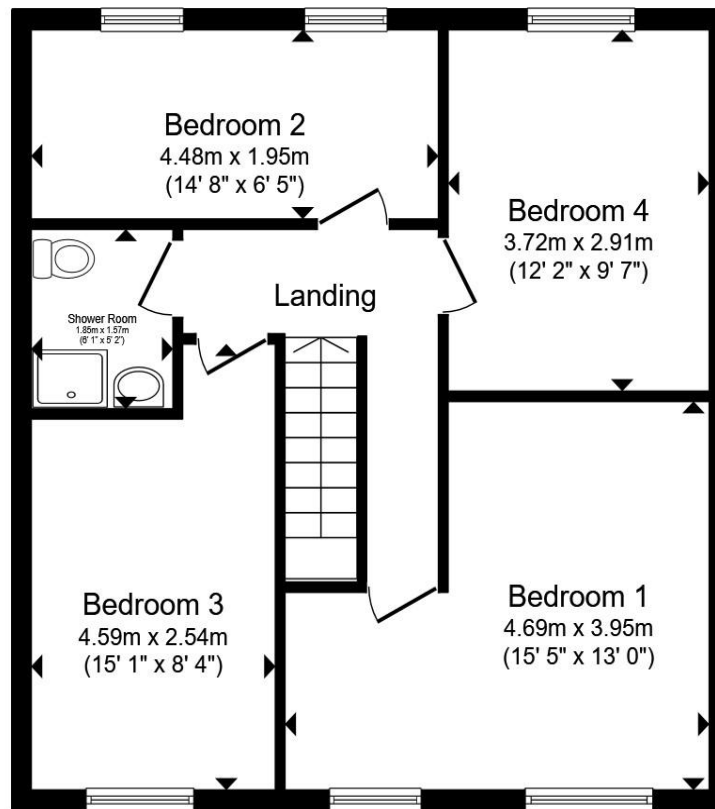
Merchant Street, Derby

This mid-terrace property is a fully occupied and licensed HMO comprising of five occupied and furnished bedrooms, with an income of approximately £2100 per room per calendar month.





Ground Floor



First Floor

Total floor area 117.2 m² (1,261 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



Hallway

Lounge

15' 7" Max x 15' 6" Max (4.75m Max x 4.72m Max)

Kitchen

Utility Room

Shower Room 1

Shower Room 2

Bedroom 5

16' 8" x 8' 3" (5.08m x 2.51m)

Stairs & Landing

Bedroom 1

13' Max x 15' 5" Max (3.96m Max x 4.70m Max)

Bedroom 2

14' 8" x 6' 5" (4.47m x 1.96m)

Bedroom 3

15' 1" Max x 8' 4" Max (4.60m Max x 2.54m Max)

Bedroom 3

15' 1" Max x 8' 4" Max (4.60m Max x 2.54m Max)

Bedroom 4

12' 2" x 9' 7" (3.71m x 2.92m)

Shower Room 3

welcome to

Merchant Street, Derby

- INVESTMENT ONLY - Licensed & Fully Occupied HMO
- Approximately £2,100pcm Gross Income with scope to improve
- Located off Ashbourne Road, Close to the University & City Centre
- Five Bedrooms, 3 Shower Rooms, Generous Communal Space

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£265,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY121827



Property Ref:
DBY121827 - 0004

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