

Leake Street,Derby DE1 1GQ

bagshaws residential

welcome to

Leake Street, Derby

A spacious three-bedroom end-terrace home on Leake Street, offering two reception rooms, a fitted kitchen, garage, and a rear garden with patio and outbuilding. Benefitting from a new boiler with a 10-year warranty, this property is ideal for families or investors.



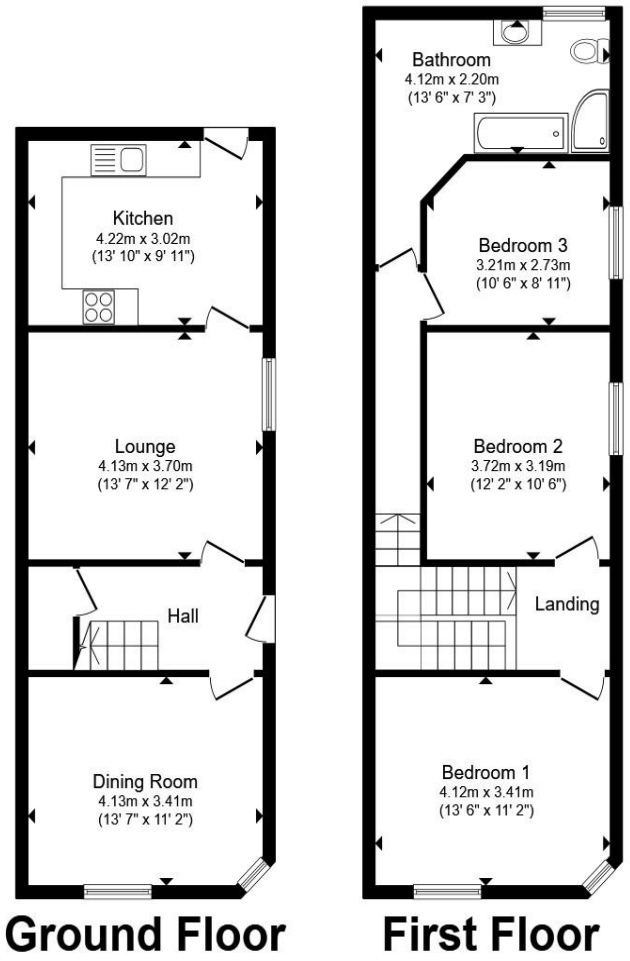












Total floor area 108.0 m² (1,163 sq.ft.) approx

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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About The Area

Dining Room
13' 7" x 11' 2" (4.14m x 3.40m)

Lounge
13' 7" x 12' 2" (4.14m x 3.71m)

Kitchen
13' 10" x 9' 11" (4.22m x 3.02m)

Bedroom 1
13' 6" x 11' 2" (4.11m x 3.40m)

Bedroom 2
12' 2" x 10' 6" (3.71m x 3.20m)

Bedroom 3
10' 6" x 8' 11" (3.20m x 2.72m)

Bathroom
13' 6" x 7' 3" (4.11m x 2.21m)

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Leake Street, Derby

- Three-bedroom end-terrace property
- Two reception rooms
- Garage and off-road parking/storage potential
- New boiler with 10-year warranty
- Rear garden with patio and outbuilding

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

Situated on Leake Street, Derby, this spacious three-bedroom end-terrace home is ideal for first-time buyers, families and investors. The accommodation comprises a generous dining room, comfortable lounge and fitted kitchen with access to the rear garden. To the first floor are three well-proportioned double bedrooms and a family bathroom with a four-piece suite.

Outside, the property benefits from an enclosed rear garden with patio area, useful outbuilding and a garage providing additional storage or secure parking. Further benefits include a recently installed boiler with a 10-year warranty.

£140,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DBY122216 - 0007

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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