



Vale Mills Boyer Street, Derby DE22 3TE

welcome to

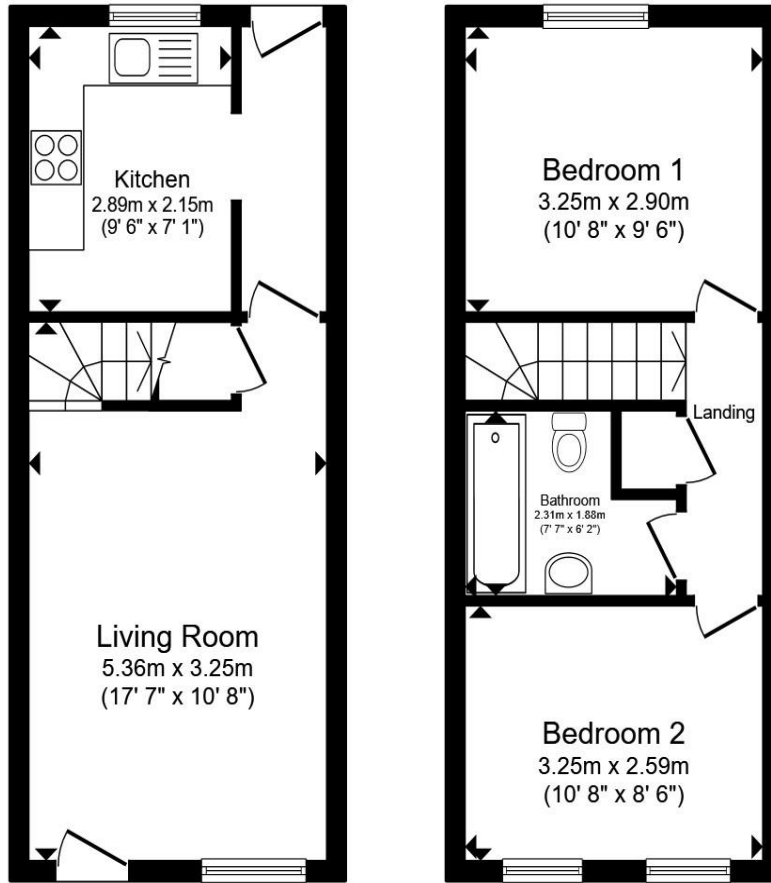
Vale Mills Boyer Street, Derby

This beautifully presented two-bedroom mid-terraced property offers an exceptional opportunity to secure a home in the heart of Derby city centre. Thoughtfully designed and ready to move into, the property features a spacious living room with laminate wood flooring that flows throughout. The fully fitted kitchen provides ample storage and workspace, making it perfect for everyday cooking or entertaining.

Upstairs, you'll find two generously sized bedrooms, both offering comfortable proportions ideal for a couple, young family or professional. The family bathroom includes a shower and a clean, contemporary finish. Whether you're a first-time buyer seeking convenience and comfort, or an investor looking for a strong rental location, this home delivers on every level.

Positioned just moments from the Derby City Centre, restaurants, schools and excellent road links, the property offers unbeatable access to the very best of Derby. With its central location and move-in-ready condition, this is a fantastic opportunity not to be missed.





Ground Floor

First Floor

Living Room

17' 7" MAX x 10' 8" MAX (5.36m MAX x 3.25m MAX)

Kitchen

9' 6" MAX x 7' 1" MAX (2.90m MAX x 2.16m MAX)

Bedroom 1

10' 8" MAX x 9' 6" MAX (3.25m MAX x 2.90m MAX)

Bedroom 2

10' 8" MAX x 8' 6" MAX (3.25m MAX x 2.59m MAX)

Bathroom

7' 7" MAX x 6' 2" MAX (2.31m MAX x 1.88m MAX)

Total floor area 55.0 m² (592 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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Vale Mills Boyer Street, Derby

- ****50% Shared Ownership****
- Two good-sized bedrooms with excellent natural light
- Fully fitted kitchen with ample storage
- Family bathroom featuring a shower
- Prime Derby city centre location

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 457.80

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 239 years from 17 Aug 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

from

£70,000



view this property online [bagshawsresidential.co.uk/Property/DBY121589](https://www.bagshawsresidential.co.uk/Property/DBY121589)



Property Ref:
DBY121589 - 0005

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Please note the marker reflects the postcode not the actual property