





**** PERIOD PROPERTY **** PLENTY OF POTENTIAL **** FOUR BEDROOMS & TWO SHOWER ROOMS **** Ideal HMO or investment in a popular location of the edge of Derby City Centre. Hall, Lounge, dining room or bedroom 4 & dining kitchen. Three bedrooms and two shower rooms on the first floor. Enclosed rear garden. SOLD WITH NO UPWARD CHAIN.



HALL

Entrance door into the hall with stairs to the first floor, under stairs storage cupboard, and doors to -

LOUNGE

Window to the front.

DINING ROOM/BEDROOM 4

Window to the rear.

DINING KITCHEN

Fitted units with work surfaces and a sink and drainer unit. Window and door to the garden.

FIRST FLOOR LANDING

Doors to -

BEDROOM

Window to the front.

BEDROOM

Window to the rear.

BEDROOM

Window to the rear.

SHOWER ROOM

Wc, wash hand basin, shower, window to the front. .

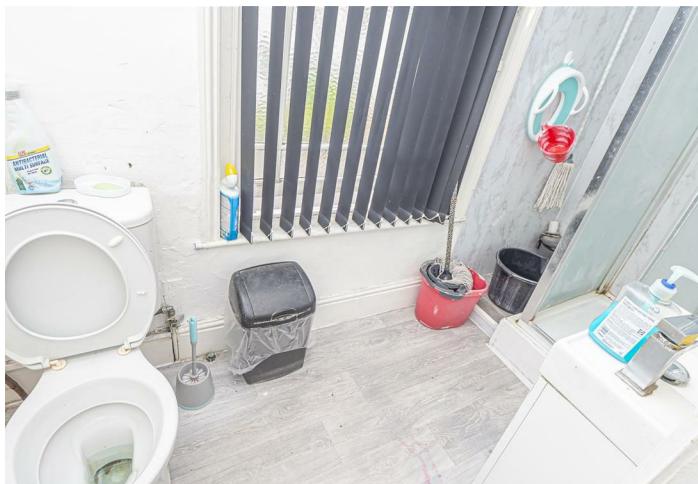
SHOWER ROOM

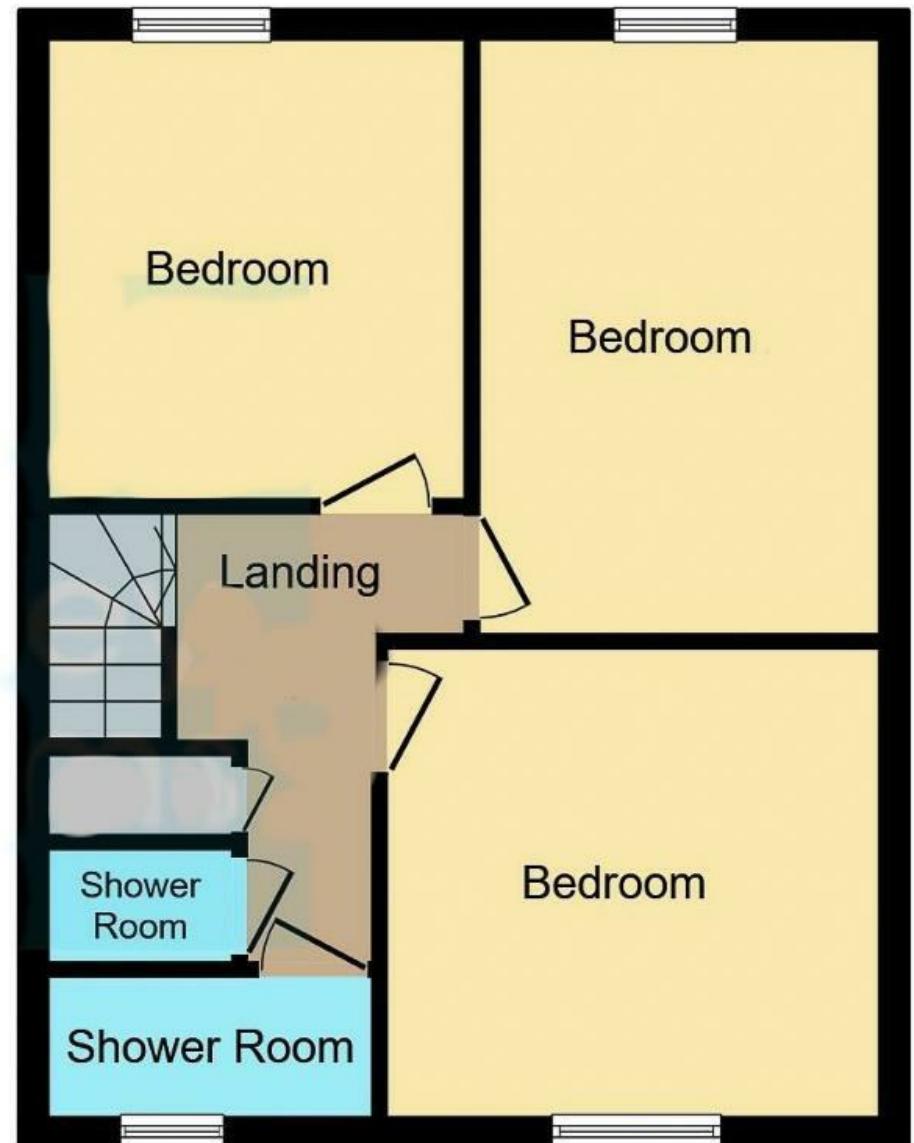
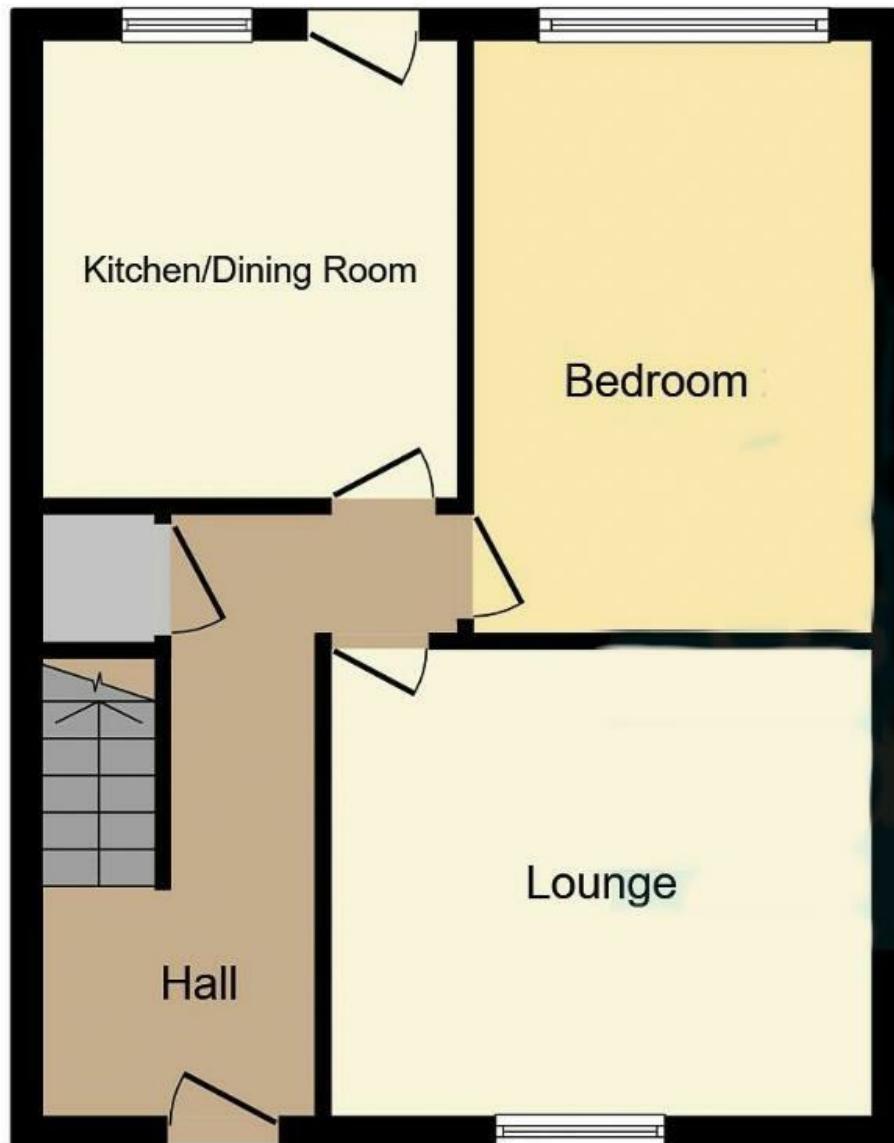
Shower and wash hand basin.

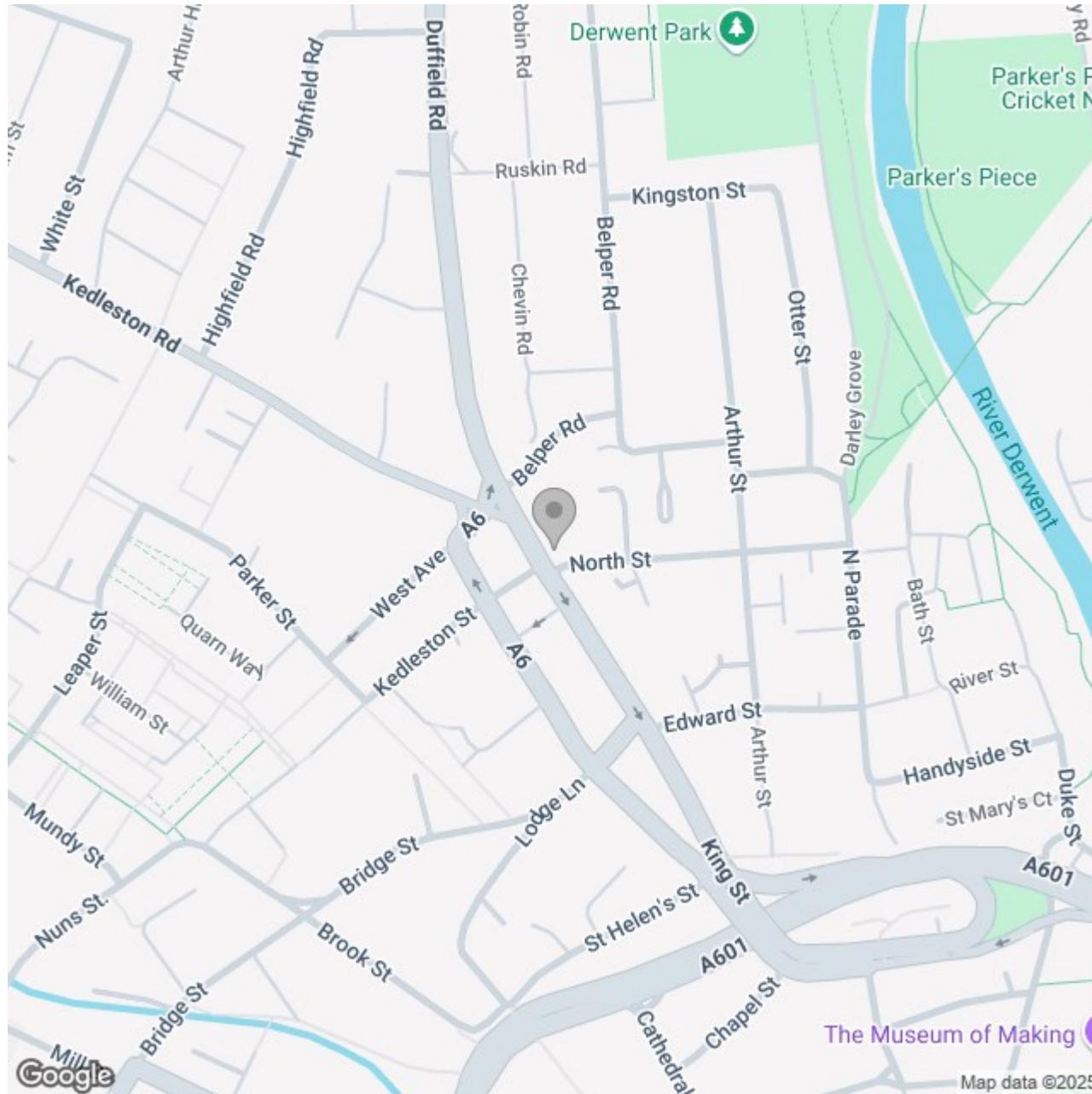
OUTSIDE

Enclosed rear garden with lawn and a rear gate.









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	
(81-91) B	70	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC