



## South Street, Derby, DE1 1DR

### £190,000

**\*\* Landlords Only \*\* Investment Opportunity Rented @ £900 PCM \*\* View By Appointment \*\***

A traditional mid terrace home, located close to the centre of Derby, currently Let at £900 pcm. and could increase if altered to student let, being within a popular student area of the city.

The home in brief has a shared side entry with side entrance door to the welcoming reception hallway with stairs rising to the first floor accommodation and door leading down to the cellar. There is a lounge on the front aspect with feature fireplace, separate dining room with an open plan arrangement to the fitted kitchen offering a selection of fitted units, built-in oven, gas hob, tile flooring and freestanding appliance space. There is a concealed gas fired combination boiler supplying the hot water and central heating system. On the ground floor is the second bathroom, offering a three piece white bathroom suite comprising WC, basin and P-shape bath with shower over, finished with complimentary floor and wall tiling. The first floor has two generous double bedrooms with a second shower room finished with a white shower room suite and complimentary wall tiling. This provides the option of a third bedroom, given the ground floor bathroom provided. Outside is a rear garden access through a shared entry. Sold with tenants in occupation, to landlords only, view by appointment.



# The Accommodation

## Entrance Hallway

## Lounge

3.63m x 3.48m (11'11 x 11'5 )

## Dining Room

3.63m x 3.38m (11'11 x 11'1)

## Kitchen

2.87m x 1.96m (9'5 x 6'5)

## Ground Floor Bathroom

2.59m x 1.73m (8'6 x 5'8)

## First Floor Landing

## Bedroom One

3.48m x 3.45m (11'5 x 11'4)

## Bedroom Two

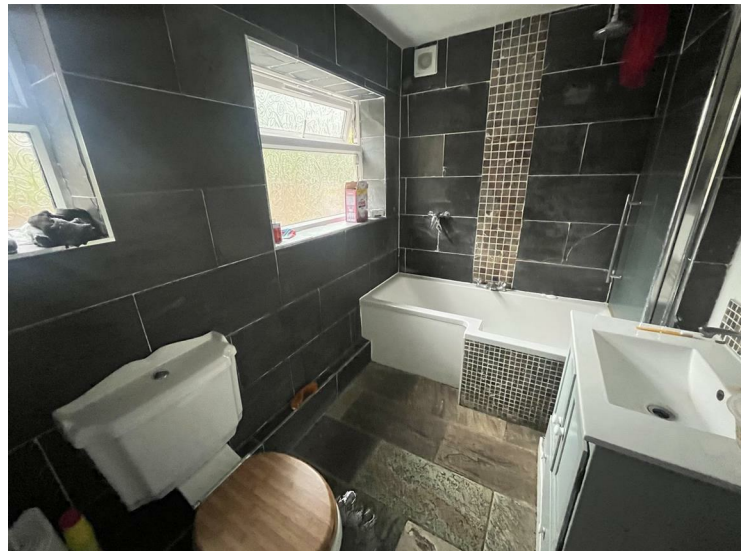
3.38m x 3.38m (11'1 x 11'1)

## Shower Room

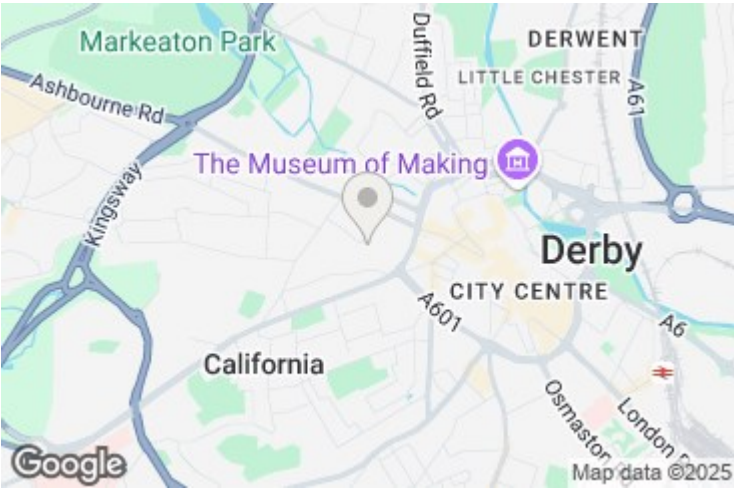
2.67m x 1.96m (8'9 x 6'5)

## Shared Entry & Rear Garden

Being sold as an ongoing investment with tenants in occupation paying £900 pcm, private Let. All buyers advised that the transaction will need to be buy to let approved finance or cash purchase.



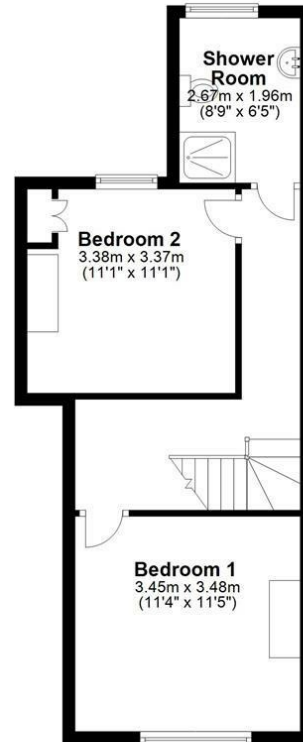




## Ground Floor



## First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.  
Plan produced using PlanUp.

## Council Tax Band A

## Freehold

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>68</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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