



## Merchant Street, Derby, DE22 3AQ

**Asking Price £137,500**

**\*\* Investment Opportunity \*\* Landlords Only \*\* Student Let Property \*\***

A traditional mid terrace home close to the Derby University, being sold with tenants in occupation as an ongoing investment. The rental term being from the 1st July 2024 for 52 weeks @ approximately £823 pcm.

The property accommodation benefits double glazing and gas central heating and briefly comprises; front room, separate communal lounge opening to the fitted kitchen, with freestanding appliance spaces for cooker, washing machine and fridge freezer. There is a wall mounted gas fired combination boiler supplying the heating and hot water system.

The first floor accommodation, offers two further double bedrooms and bathroom offering three piece white bathroom suite with WC, hand basin and bath with mixer shower tap above. Outside is a rear garden with outbuilding and rear garden with shared gated access to the front of the property.

All viewings by strict prior appointment.

## Acommodation

### Front Room

3.63m x 3.18m (11'11 x 10'5)

### Lounge

3.96m x 3.63m (13'0 x 11'11)



### Bedroom Front

3.63m x 3.18m (11'11 x 10'5)



### Bedroom Two

3.76m max x 3.02m (12'4 max x 9'11)



### Kitchen

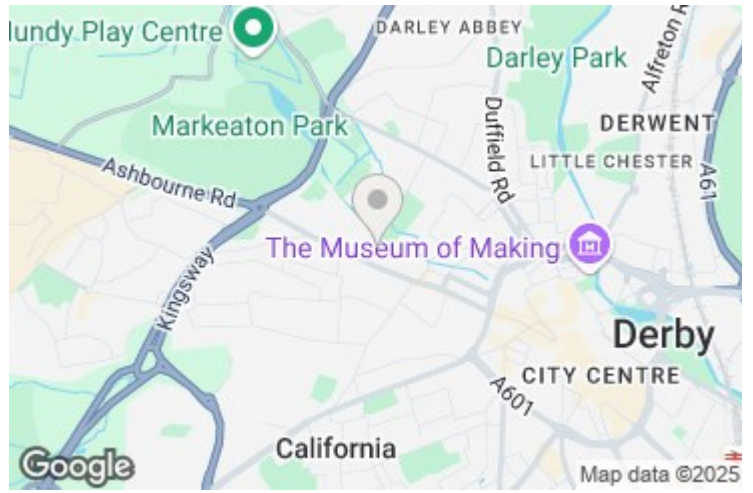
2.69m x 1.93m (8'10 x 6'4)



## First Floor

## Bathroom

2.77m x 2.46m (9'1 x 8'1)



## Outside



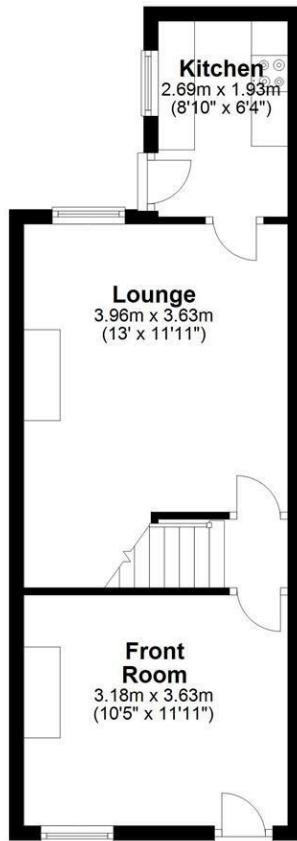
Draft details awaiting vendor approval and subject to change.

The home is being sold with tenants in occupation therefore any intending purchaser will need to purchase with Cash, or buy to let finance. The rental figures given within the details may change in future depending on tenant circumstances.

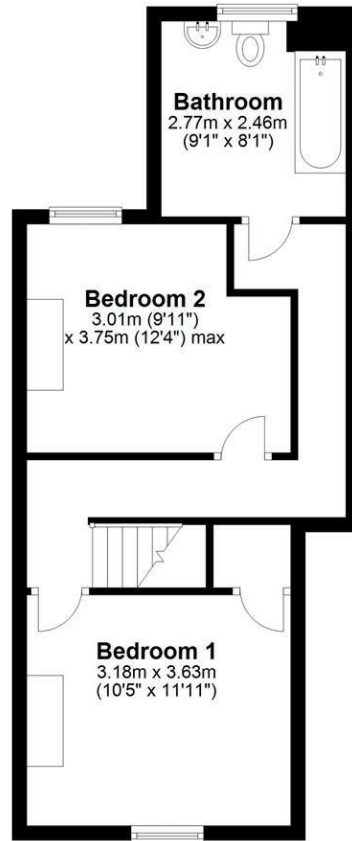
Council Tax Band: A

The property is Let as a student property and the landlords may be responsible for further monthly costs, all to be discussed before 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.

**Selective License Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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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