https://www.abodemidlands.co.uk/

**** 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.

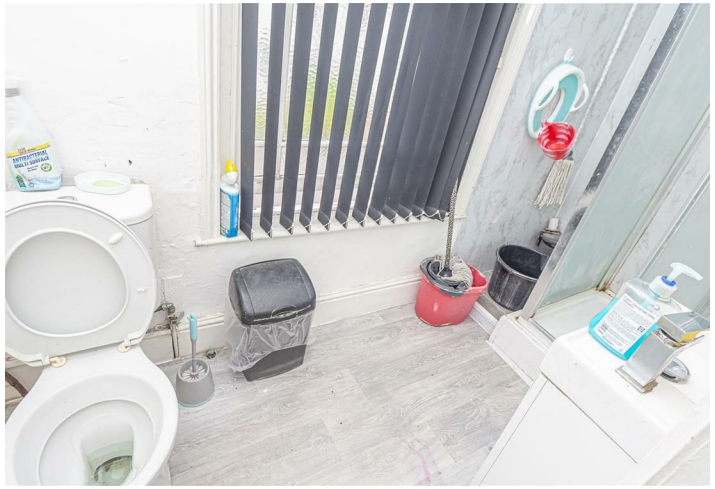
BEDROOM
Window to the rear.

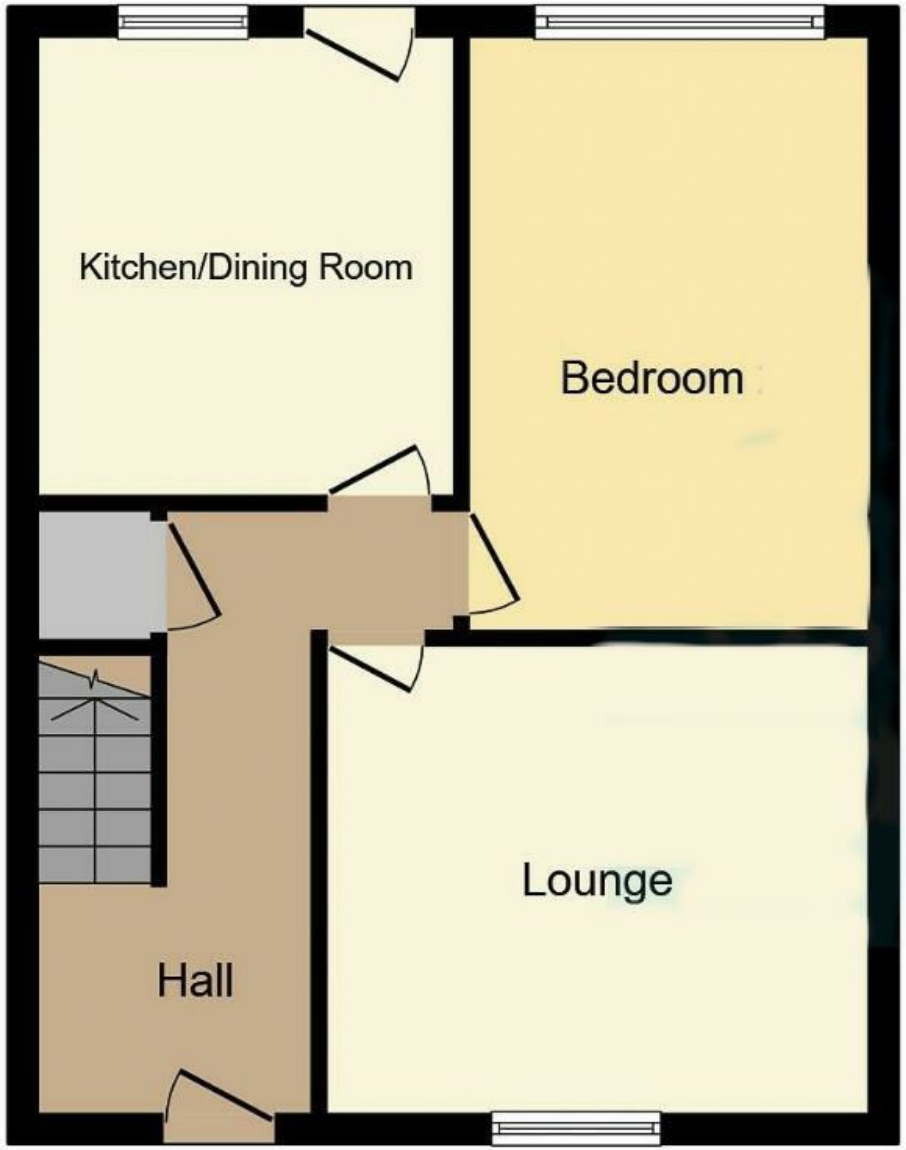
BEDROOM
Window to the rear.

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

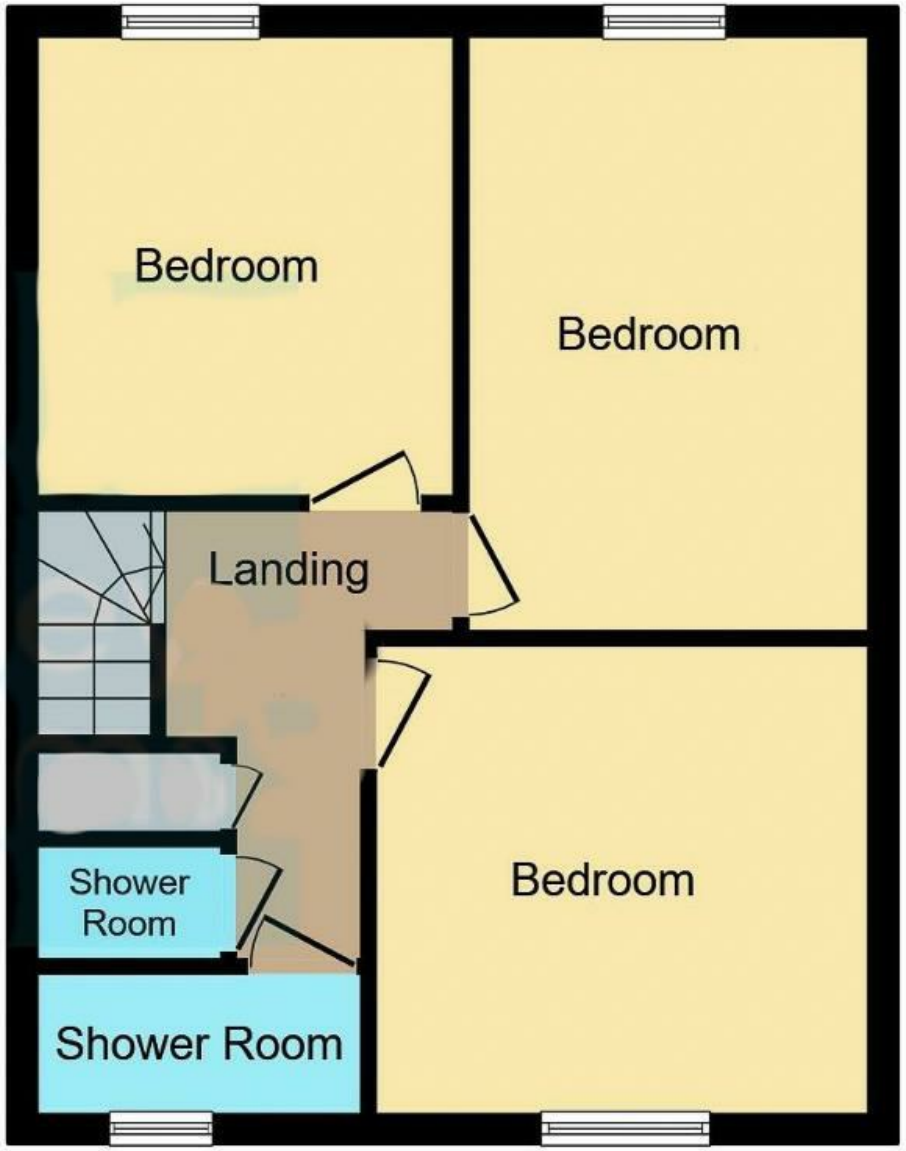
SHOWER ROOM
Shower and wash hand basin.

OUTSIDE
Enclosed rear garden with lawn and a rear gate.

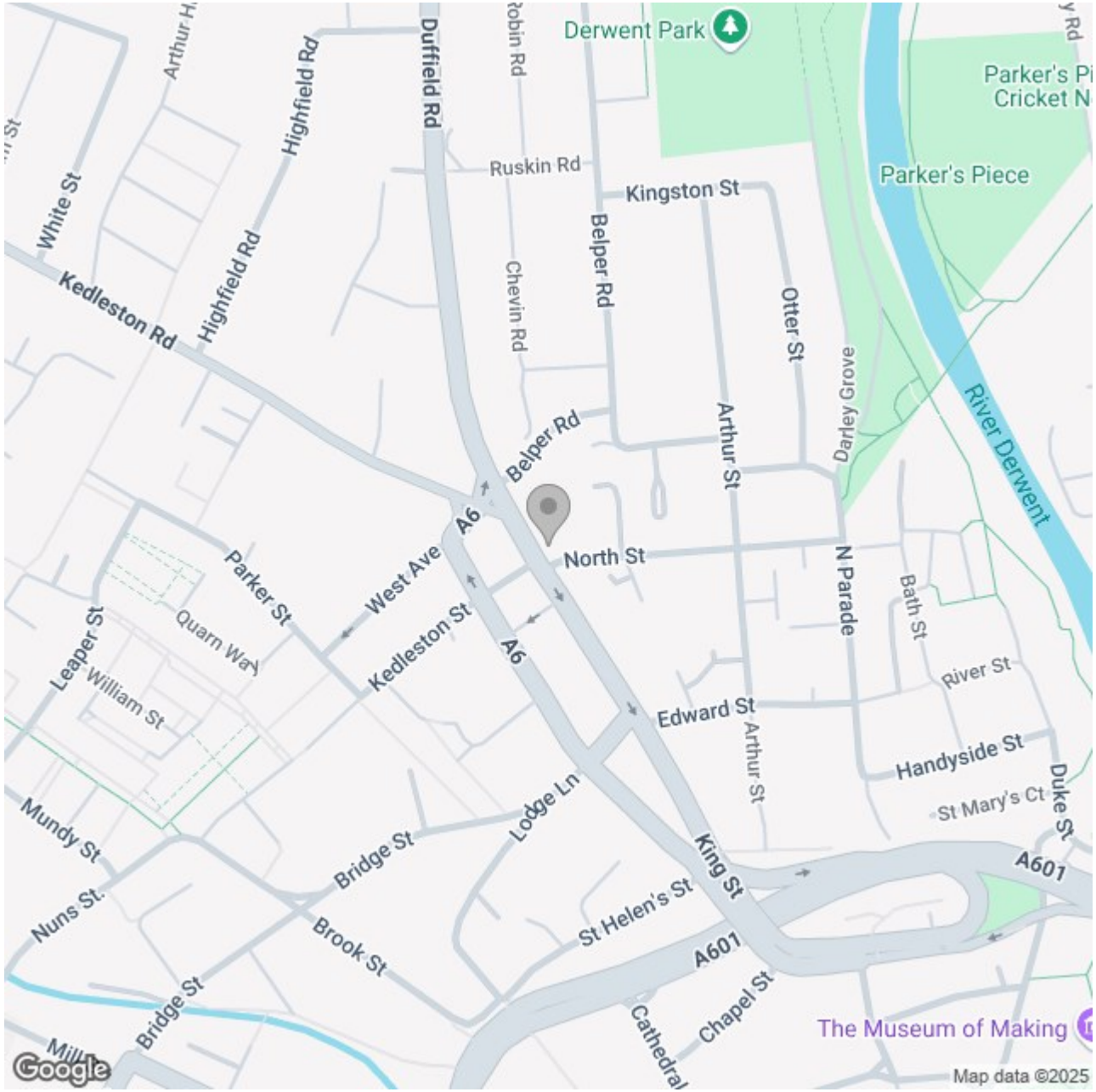




Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(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