

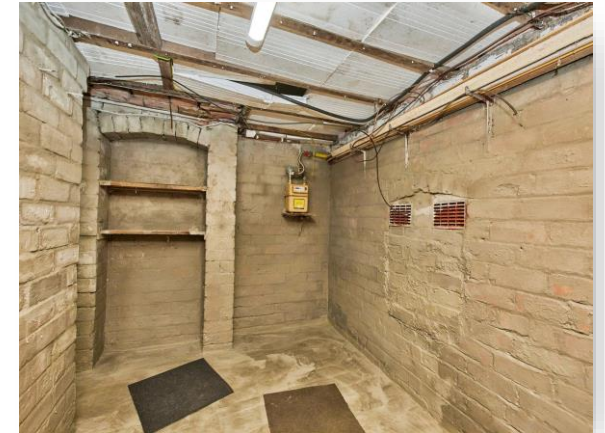


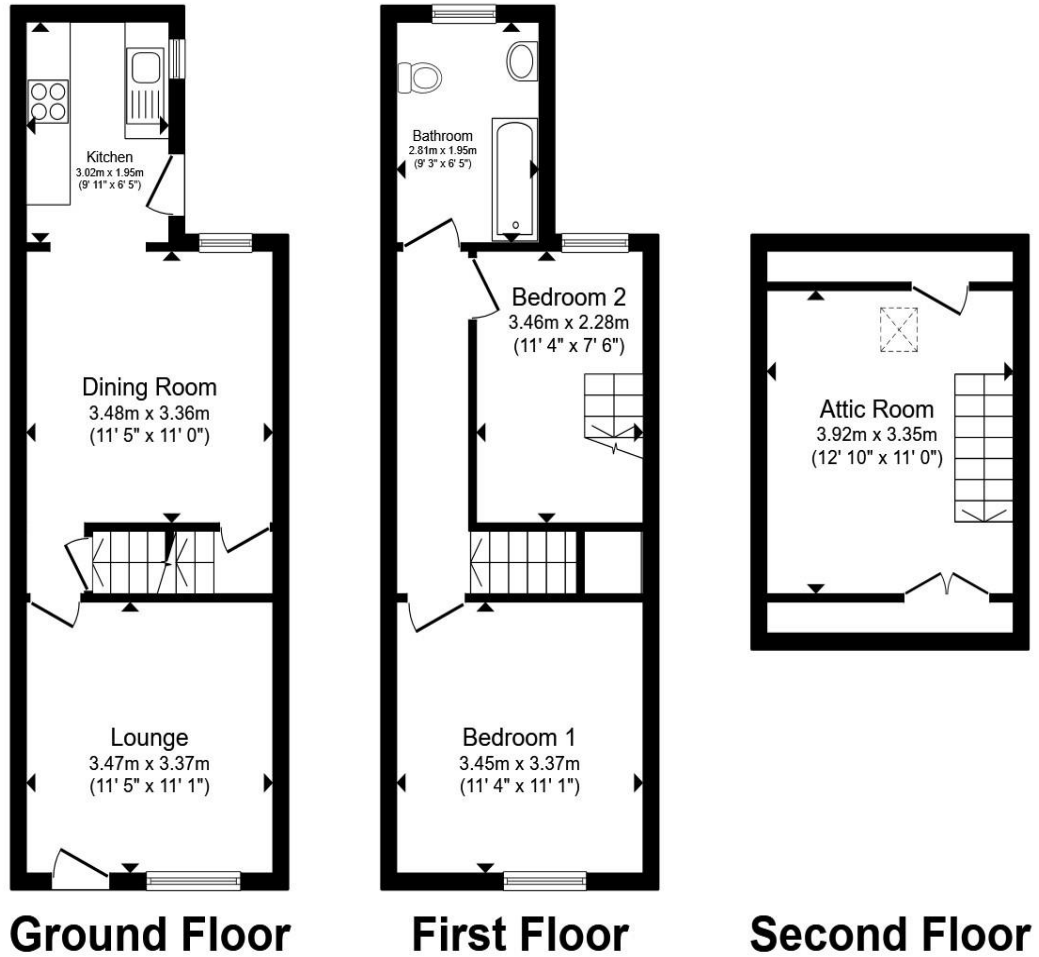
Ward Street, Derby, DE22 3RY

welcome to

Ward Street, Derby

A spacious, well-proportioned two bedroom mid-terraced home offering versatile accommodation across three floors. Featuring two reception rooms, a fitted kitchen, first floor bathroom, a basement, and a useful attic room as well as an enclosed rear garden and convenient access to Derby city centre.





Local Area

Lounge

11' 5" x 11' 1" (3.48m x 3.38m)

Dining Room

11' 5" x 11' (3.48m x 3.35m)

Kitchen

9' 11" x 6' 5" (3.02m x 1.96m)

Basement

Bedroom One

11' 4" x 11' 1" (3.45m x 3.38m)

Bedroom Two

11' 4" x 7' 6" (3.45m x 2.29m)

Bathroom

9' 3" x 6' 5" (2.82m x 1.96m)

Attic Room

12' 10" x 11' (3.91m x 3.35m)

Total floor area 81.0 m² (872 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

welcome to

Ward Street, Derby

- Spacious, traditional mid-terraced property arranged over three floors
- Two reception rooms plus a basement
- Fitted kitchen
- Two bedrooms plus an attic room
- First floor bathroom

Tenure: Freehold EPC Rating: E
Council Tax Band: A

offers over

£140,000



Situated within a convenient and well-established residential area, this traditional mid-terraced property presents an excellent opportunity for both first-time buyers and investors alike. Offering generous living accommodation arranged over three floors, the property combines character features with practical living space.

Upon entering the property, there is a welcoming lounge positioned to the front elevation, providing a comfortable living space with natural light from a large window. Leading through, the separate dining room offers ample room for a dining table and chairs, making it ideal for entertaining and family meals, as well as housing stairs to the first floor and the basement. To the rear, the fitted kitchen is arranged with a range of units and work surfaces, with direct access out to the rear garden.

To the first floor, there are two well-proportioned bedrooms, including a spacious main bedroom to the front and a second bedroom to the rear. The bathroom is also located on this floor and is fitted with a three-piece suite.

A staircase in the second bedroom leads to a useful attic room which provides versatile additional space, ideal as a home office, guest room or hobby area.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY122068 - 0003

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