

Surrey Street  
Derby, DE22 3GF



Occupying a pleasant position off the popular Ashbourne Road is this traditionally styled terrace property.

Offers in the region of £135,000

John German 

The property is constructed to a traditional design and enjoys the benefit of an entrance hall, lounge (currently used a bedroom three), dining room/living room, good size kitchen and ground floor shower room.

The kitchen is fully equipped with base and wall mounted cupboards with worksurfaces over and inset sink unit with tiled surrounds. There is an inset gas hob with built-in oven beneath and extractor hood over and plumbing for a washing machine.

The ground floor shower room is fitted with a walk-in shower, low level WC, pedestal wash hand basin and radiator.

To the first floor are two well-proportioned bedrooms and a bathroom. The bathroom is fitted with a low level WC, pedestal wash hand basin, panelled bath with shower over and radiator.

Outside is a manageable courtyard style garden.

The sale provides a good opportunity to acquire this sensibly priced property, ideal as a family home or an investment property.

Currently let on a multiple occupation basis at a rent of £1070pcm inclusive of utilities until end of June 24.

Surrey Street is well situated off the popular Ashbourne Road and is ideal for access to the University of Derby and Derby city centre.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

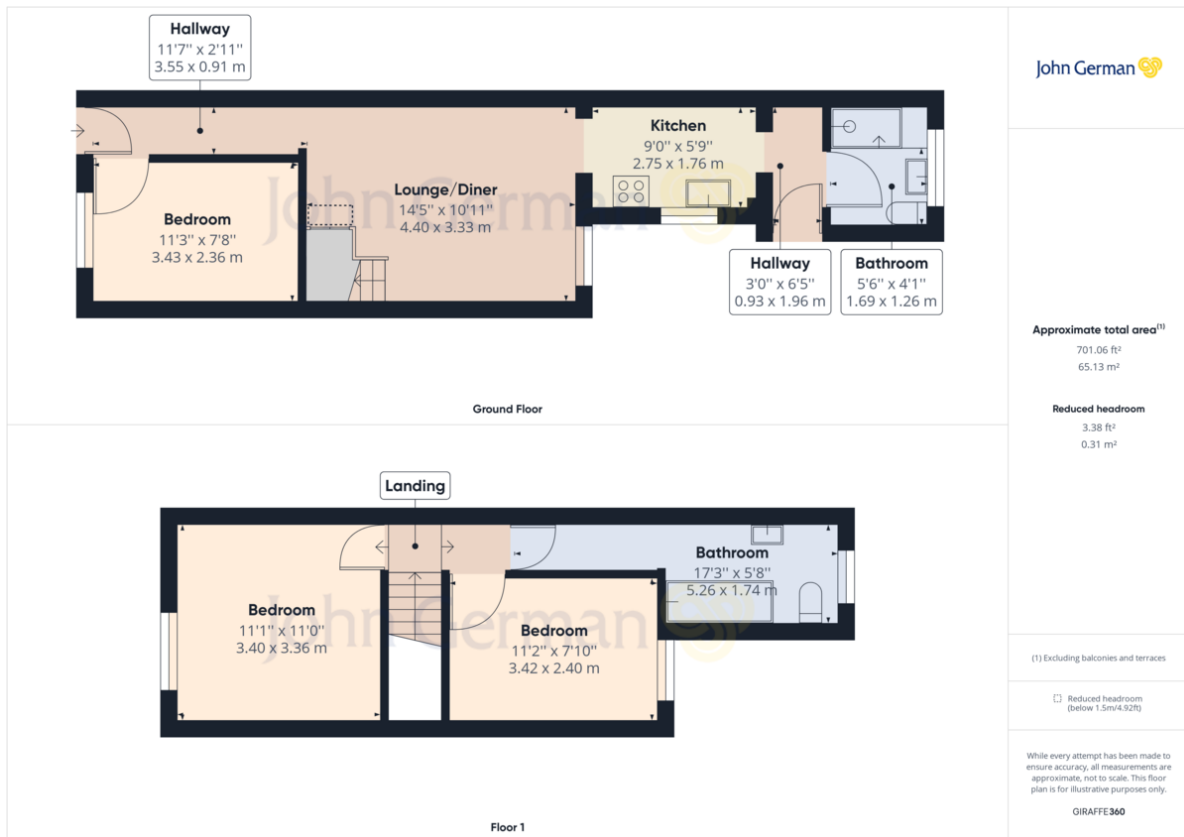
Useful Websites:

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.derby.gov.uk](http://www.derby.gov.uk)

Our Ref: JGA/19052023/18072023

Local Authority/Tax Band: Derby City Council / Tax Band A







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 arta  
propertymark  
PROTECTED

 naea  
propertymark  
PROTECTED

 The Property  
Ombudsman

 tsj  
APPROVED CODE  
TRADING STANDARDS.UK

John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

#### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk** Sales and Lettings Agent