

Belper Road
Derby, DE1 3EN



Converted Victorian building located in a highly regarded part of Derby with great access to public transport, walking distance of the City Centre, Derby University and Darley Park. Offering a great investment opportunity with full occupancy and high rental demand in the area.

Virtual tour available on request

£380,000

John German 

Comprising one two ground floor one bed roomed apartments, one duplex apartment with two bedrooms (access to one through the other) one first floor one bed apartment and one second floor one bed apartment. The washing machines for all apartments are included in the sale.

The property is set back from the road behind a paved frontage with a communal entrance door opening into an entrance hall with doors leading off to apartments 1 and 2 and stairs rising to the first floor.

Apartment 1 has accommodation arranged all on one level with an entrance lobby with central heating radiator leading onto a double aspect open plan living area overlooking the front elevation with windows to the front and side. The kitchen is fitted with a range of base and eye level units, roll edge worksurfaces with inset sink unit and mixer tap, built-in oven, gas hob, space for a washing machine and fridge freezer. Laminate flooring runs through to the living and dining area, central heating radiator. The double bedroom has laminate flooring, window to the rear and radiator. The shower room is fitted with a low flush WC, shower enclosure and low flush WC, window to the side, radiator and extractor fan.

Apartment 2 is a duplex apartment with an entrance lobby leading into a sitting room (currently used by the tenant as the bedroom) with a window to the side, radiator, spiral staircase to the first floor and a door through to the kitchen. The kitchen is fitted with a range of base and eye level units, roll edge worksurfaces with an inset sink unit and mixer tap, built-in oven, gas hob, space for fridge freezer and a window to the side.

On the first floor stairs lead to a double bedroom with window to the side and a door leads through to the second bedroom with plumbing for a washing machine, window to the rear and radiator.

On the first floor stairs rise up to the second floor.

Apartment 4 has an entrance lobby, lounge with window to the front and door through to the kitchen that is fitted with a range of base and eye level units, roll edge worksurfaces with an inset sink unit and mixer tap, built-in oven, gas hob, space for a washing machine and fridge freezer plus a window to the front.

A double bedroom has a radiator and window to the rear. The shower room is fitted with a low flush WC, shower enclosure and low flush WC, window to the side, radiator.

On the second floor stairs to landing with door to apartment 5. Apartment 5 has an entrance lobby leading onto to a living room with dormer window to the front. A door leads through to the kitchen fitted with a range of base and eye level units and window to the side. A double bedroom has a skylight and the shower room is fitted with a low flush WC, shower enclosure and wash hand basin plus a window to the side and radiator.

Access to apartment 3 is around to the rear of the property via gated side access which also leads to the communal garden which has a lawned area and fruit trees.

Apartment 3 has accommodation arranged along the ground floor with an entrance door opening into the living area with a window to the side, radiator and laminate flooring.

The kitchen is fitted with a range of base and eye level units with roll edge worksurfaces, inset sink unit, tiled splashbacks, slot in gas cooker, space for washing machine and fridge freezer plus a window to the side.

An inner hallway leads to the bathroom and bedroom. The double bedroom overlooks the rear garden with a central heating radiator and the bathroom is fitted with a three piece suite comprising low flush WC, pedestal wash basin and a panelled bath with shower over, radiator and window to the side.

Virtual tour available upon request.

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.

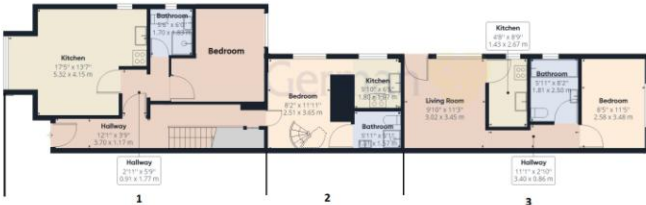
Useful Websites:

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/270723

Local Authority: Derby City





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2070.34 ft²
192.34 m²

Reduced headroom

91.63 ft²
8.51 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

EPC Ratings D, D, D, D and E



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Agents' Notes

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