

Cecil Street

Derby, DE22 3GP

John 
German



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£130,000

Investment property ideal for first time investors with rent fully guaranteed until end August 2024. Very popular location ideally placed for the city centre and university. A classic 2 bedroom terraced property with 3 lettable rooms plus 1 reception room and breakfast kitchen. NO CHAIN

The front reception room has a uPVC double glazed window to the front, central heating radiator and fitted carpet. An internal door through to the inner lobby with a built-in understairs storage cupboard and an internal door to the second reception room that has a uPVC double glazed window to the rear, door to stairwell, laminate flooring and central heating radiator.

The original kitchen has a vaulted extension with ceiling skylight, room for a breakfast table, central heating radiator, rear uPVC double glazed entrance door to the garden, tiled floor and open plan to the kitchen area fitted with a range of base and eye level units with roll edge worksurfaces, inset stainless steel sink, tiled splashbacks, built-in oven and gas hob with extractor hood over, uPVC double glazed window to the rear.

On the first floor there is a very large double bedroom to the front with uPVC double glazed window, central heating radiator and fitted carpet.

The second bedroom is also a double room with a uPVC double glazed window to the rear, fitted carpet, central heating radiator and over stairs storage cupboard.

The bathroom is fitted with a full three piece suite comprising panelled bath with shower over and glass shower screen, pedestal wash basin and low flush WC, extensive ceramic tiling to splashback areas, uPVC double glazed window to the rear and a central heating radiator.

Outside the rear of the property is accessed via a shared side entry opening into a paved rear garden with brick outbuildings.

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.

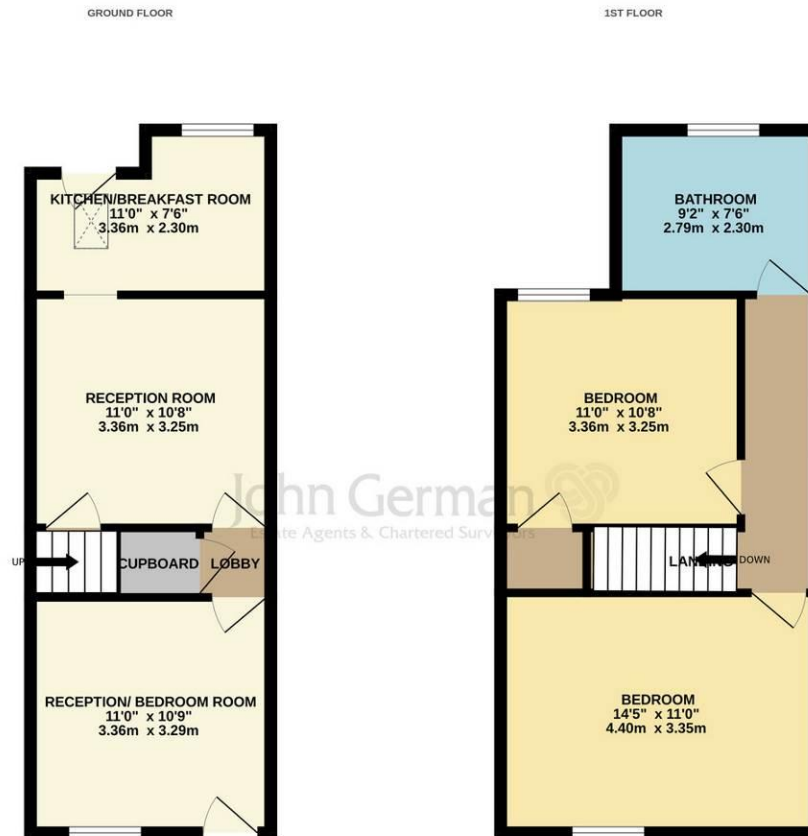
Useful Websites: www.gov.uk/government/organisations/environment-agency www.derby.gov.uk

Our Ref: JGA/25092023

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







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given. Made with Metriq ©2023

Agents' Notes

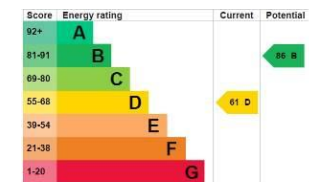
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



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