

Windmill Hill Lane

Derby, DE22 3BQ

John German



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£140,000

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

Entrance to the property is via an entrance hall with a quarry tiled floor, original decorative ceiling arch and plaster mouldings, stairs rising to the first floor and internal doors lead off to the ground floor living spaces.

The front reception room could be let as a bedroom with a uPVC double glazed window to the front, central heating radiator, fitted carpet and coved ceiling.

The second reception room has a uPVC double glazed window to the rear, laminate flooring and central heating radiator.

The kitchen is fitted with a smart range of base and eye level units with roll edge worksurfaces, inset stainless steel sink, tiled splashbacks, integrated fridge and freezer, built-in oven and gas hob with extractor hood over, central heating radiator, uPVC double glazed window to the side and matching entrance door leading to the garden.

On the first floor stairs lead to a first floor landing giving access to bedrooms and bathroom. There is a very large double bedroom to the front with two 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 and central heating radiator.

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 a fully enclosed garden being mainly laid to lawn with brick outbuilding.

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.

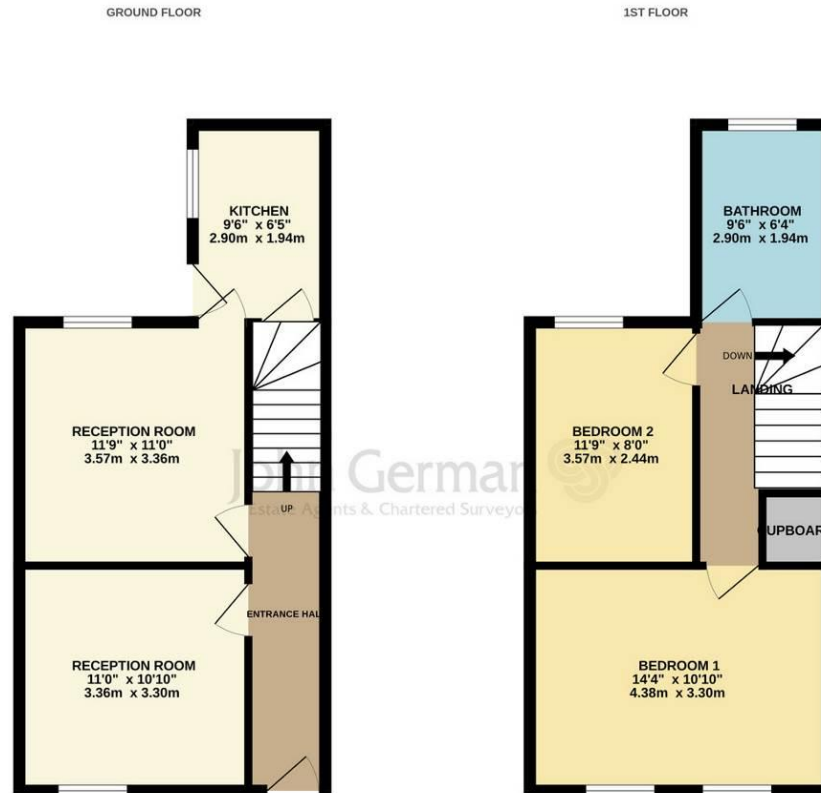
Useful Websites: www.gov.uk/government/organisations/environment-agency www.derby.gov.uk

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 errors, 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 as to their operability or efficiency can be given.
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Agents' Notes

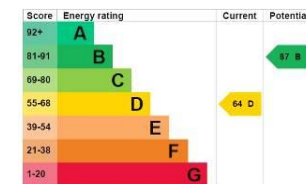
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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