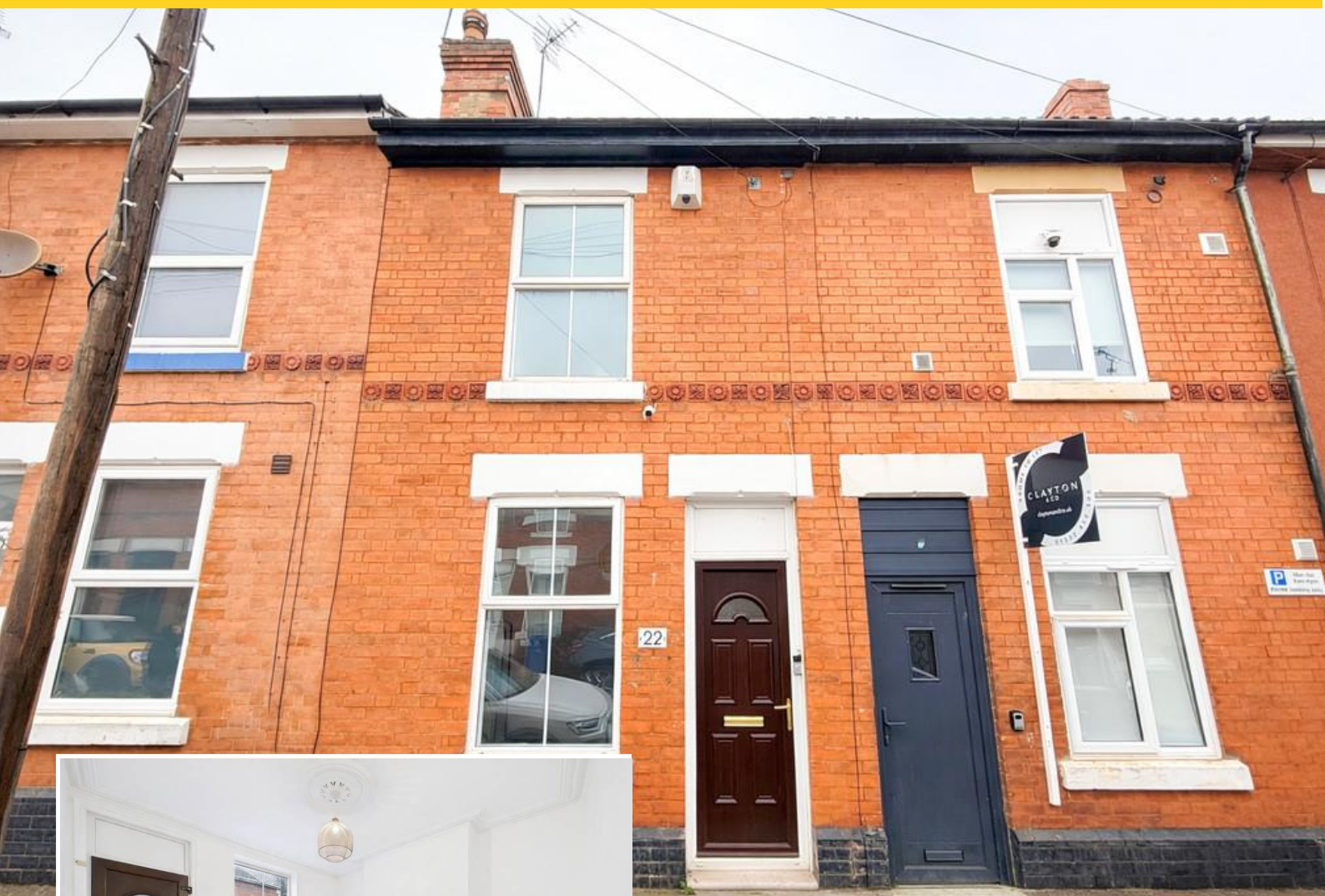


# Lynton Street

Derby, DE22 3RU



Beautifully maintained and much improved traditional terraced on the outskirts of Derby offering a great opportunity for a nice, solid first time buy or investment, with a new roof installed 2025 and a new boiler fitted in 2024. The house has also just been fully redecorated and new carpets fitted.

£160,000



John German

The area has a great selection of local shops and schools and is located within a 20 minute walk of the city centre. A great bus services links the area to the university sites and to The Royal Derby Hospital.

Entrance to the property is via the front entrance door which opens into a comfortable lounge with a brand new neutral fitted carpet, uPVC double glazed window to the front, and fireplace with a rustic mantle, used for decorative purposes only.

Moving through the property into a small lobby area which is open plan with the kitchen, with a door and stairs leading down to a useful cellar.

The contemporary styled breakfast kitchen is great for hosting parties with a central island and breakfast bar with an inset sink and storage cabinets beneath. There are a range of matching base and eye level units fitted along the far wall including a cupboard designed to house a fridge freezer, and a built-in oven and four ring halogen hob with extractor hood over. There is a uPVC double glazed window to the rear, a door opening into the stairwell, and a door through into a small breakfast/study room, which in turn leads out to the rear garden via a UPVC entrance door.

On the first floor, an enclosed staircase leads to the landing with newly fitted neutral carpeting and doors leading off to the bedrooms and bathroom.

Both bedrooms have uPVC double glazed windows and newly fitted carpets. The bathroom is fitted with a three piece suite comprising low flush WC, pedestal wash basin and a panelled bath with a shower over, rain shower head, hand shower attachment, extensive tiling and glass screen. There is a uPVC double glazed window, chrome heated towel rail and wall mounted combination boiler.

Outside, to the rear of the house is a mostly walled rear garden with an artificial lawn. Attached to the rear of the house is a washroom with plumbing for a washing machine.

**Agents notes:** There are rights and covenants appertaining to this property. A copy of the Land Registry is available to view upon request.  
Some images within this brochure have been digitally enhanced or generated using AI technology to help illustrate the property with furniture. While every effort has been made to ensure accuracy, these images may not represent the exact appearance of the property and should be used for illustrative purposes only.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).  
**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.  
**Property construction:** Standard  
**Parking:** Permit only  
**Electricity supply:** Mains  
**Water supply:** Mains  
**Sewerage:** Mains  
**Heating:** Gas  
(Purchasers are advised to satisfy themselves as to their suitability).  
**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>  
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>  
**Local Authority/Tax Band:** Derby City Council / Tax Band A  
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
**Our Ref:** JGA/19012026

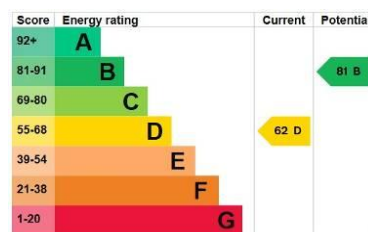
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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.











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## Agents' Notes

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## 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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