



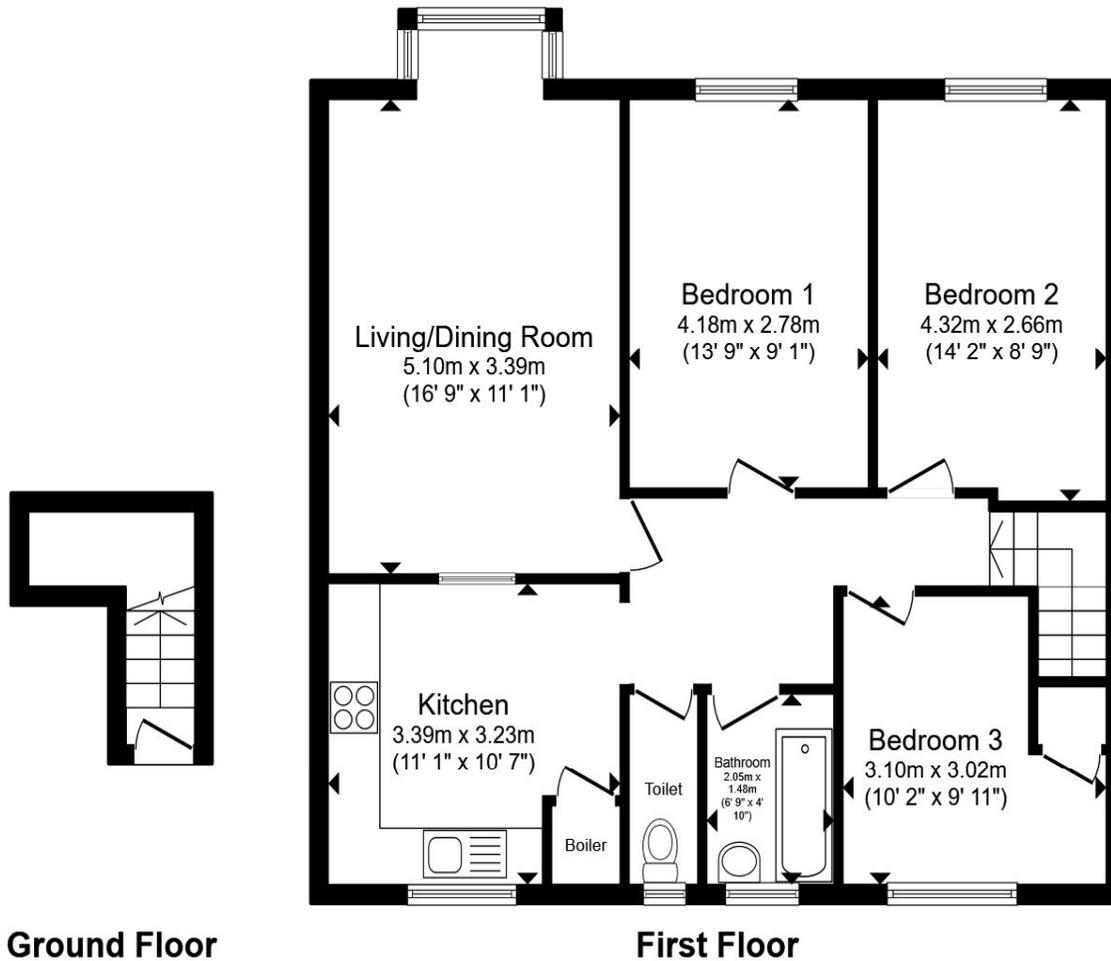
Churchside Walk, Derby, DE22 3WT

welcome to

Churchside Walk, Derby

A spacious and cosy 3-bedroom maisonette near Derby city centre, offering light-filled living, a modern fitted kitchen, generous bedrooms, and allocated parking. Ready to move into and ideal for families or investors.





Living Dining Room

16' 9" MAX x 11' 1" MAX (5.11m MAX x 3.38m MAX)

Kitchen

11' 1" MAX x 10' 7" MAX (3.38m MAX x 3.23m MAX)

Bedroom 1

13' 9" MAX x 9' 1" MAX (4.19m MAX x 2.77m MAX)

Bedroom 2

14' 2" MAX x 8' 9" MAX (4.32m MAX x 2.67m MAX)

Bedroom 3

10' 2" MAX x 9' 11" MAX (3.10m MAX x 3.02m MAX)

Bathroom

6' 9" MAX x 4' 10" MAX (2.06m MAX x 1.47m MAX)

Total floor area 80.0 m² (861 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Churchside Walk, Derby

- Spacious and cosy 3-bedroom maisonette
- Light-filled living/dining area
- Well-equipped fitted kitchen - New combi Boiler 2025
- Fully fitted family bathroom plus separate toilet
- One-floor living layout

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 10.00

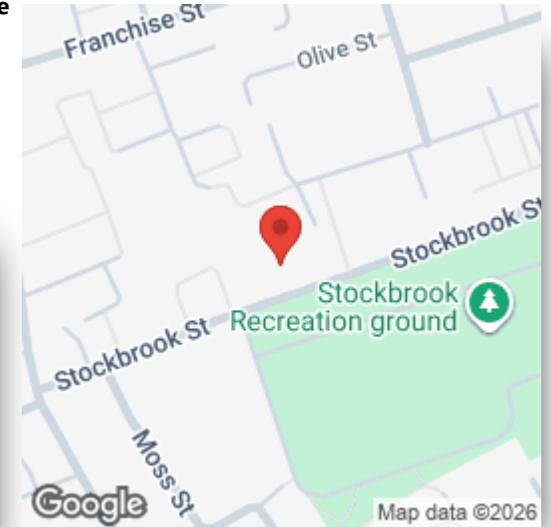
This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Jan 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£120,000



This charming 3-bedroom maisonette offers comfortable one-floor living with a warm, welcoming feel throughout. The spacious and light living/dining area provides an inviting space for relaxing or entertaining, while the well-equipped fitted kitchen offers everything needed for modern day-to-day living. Three generously sized bedrooms ensure plenty of flexibility for families, guests, or a home office. The property also features a fully fitted family bathroom with shower, along with a separate toilet for added convenience. With allocated parking and clean, modern finishes throughout, this home is truly ready to move into.

Located close to Derby city centre, the property benefits from excellent access to local schools, bustling shops, and major road links. This popular area is ideal for those seeking a friendly community feel with the convenience of urban living just moments away. Whether you're a small family looking for a comfortable home or an investor seeking a well-positioned property, this maisonette offers fantastic potential.



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY121628](https://www.bagshawsresidential.co.uk/Property/DBY121628)



Property Ref:
DBY121628 - 0003

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