

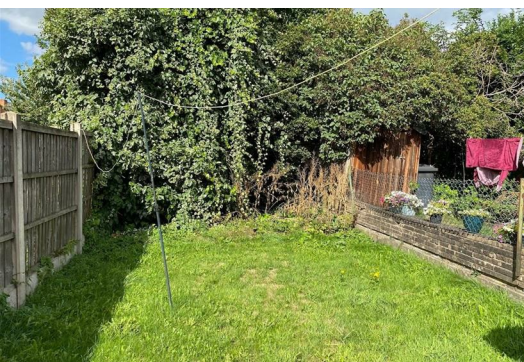


172 Slack Lane, Derby, DE22 3EE

Offers Over £125,000



INVESTORS ONLY - Situated in the heart of Derby, only a short walk from the vibrant city centre, this is a well appointed two bedroom mid-terrace property which benefits from gas central heating and double glazing.



172 Slack Lane, Derby, DE22 3EE

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DIRECTIONS

Proceed out of Derby city centre travelling outbound along Friar Gate and turning left at the traffic lights onto Uttoxeter Old Road. Continue along Uttoxeter Old Road take the third turning on the right hand side onto Slack Lane where the property can be found on the right hand side.

INVESTORS ONLY - Situated in the heart of Derby, only a short walk from the vibrant city centre, this is a well appointed two bedroom mid-terrace property which benefits from gas central heating and double glazing. The ideal investment property in brief comprises to the ground floor: front living room/bedroom; rear living room; kitchen and bathroom. To the first floor there are two bedrooms and a bathroom. Outside the property benefits from a lawned garden to the rear and to the front there is on street car parking.

Slack Lane is a much sought after location owing to its brilliantly central location close to the city centre, local parks and within a short distance of the University of Derby. Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

FRONT LIVING ROOM/BEDROOM

12'0" x 11'4" (3.66 x 3.45)

Double glazed window and radiator.

REAR LIVING ROOM

11'11" x 11'4" (3.63 x 3.45)

Double glazed window and radiator.

KITCHEN

9'2" x 6'1" (2.79 x 1.85)

Double glazed window, radiator, sink with range of fitted units and lobby with storage.

BATHROOM

With bath, pedestal wash hand basin, low level WC, double glazed window and radiator.

FIRST FLOOR

PASSAGED LANDING

With access to:

FRONT BEDROOM ONE

15'3" x 12'0" (4.65 x 3.66)

Double glazed window and radiator.

REAR BEDROOM TWO

12'8" x 12'0" (3.86 x 3.66)

Double glazed window, radiator and over stairs store.

BATHROOM

With white suite comprising panelled bath with mixer shower over, pedestal wash hand basin, low level WC, double glazed window and radiator.

OUTSIDE

Lawned garden to the rear and on street car parking to the front.

PLEASE NOTE

Prospective purchasers should note that this property is currently rented on an Assured Shorthold Tenancy Agreement which commenced on 26 August 2015. The current rent is £525 per calendar month and further details relating to the tenancy can be obtained from the offices of Boxall Brown & Jones

COUNCIL TAX BAND A

FREEHOLD



Road Map



Hybrid Map



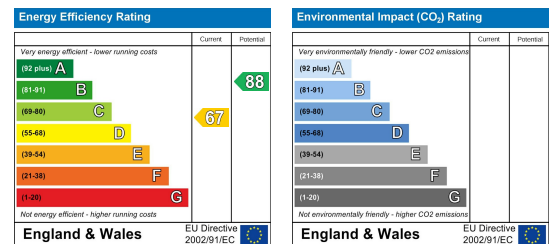
Terrain Map



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.