



## 80 Vincent Street, Derby, DE23 8BU

**£159,950**



Situated in the heart of Derby, close to shopping facilities in Normanton, this is a traditional three bedroom terrace property which benefits from gas central heating, double glazing and on street car parking.



# 80 Vincent Street, Derby, DE23 8BU

**£159,950**



## DIRECTIONS

Leave Derby city centre along Burton Road and turn left onto Warwick Avenue and at the roundabout turn left onto Stenson Road and then second left onto Vincent Street where the property is situated on the right hand side clearly identified by our "For Sale" board.

Internally the accommodation briefly comprises an entrance hall, lounge, dining room, kitchen and ground floor bathroom. To the first floor there are three bedrooms. Outside the property benefits from a garden area to the rear and to the front there is on street car parking.

Vincent Street is a highly sought after residential location owing to its extremely convenient location and this property would ideally suit a landlord looking to add a spacious property, with good rental income, to their portfolio.

Viewing highly recommended.

## ACCOMMODATION

Entering the property into entrance hall with staircase leading to the first floor.

### LOUNGE

8'6" x 11'5" (2.59m x 3.48m)

With double glazed window to the front elevation and radiator.

### INNER LOBBY

With access to understairs storage.

## DINING ROOM

11'9" x 11'1" (3.58m x 3.38m)

With feature fireplace and radiator.

## KITCHEN

8'11" x 6'7" (2.72m x 2.01m)

With work surface/preparation areas, wall and base cupboards, appliance space, access to rear and:

## GROUND FLOOR BATHROOM

With a low level WC, pedestal wash hand basin and bath with shower over the bath.

## TO THE FIRST FLOOR

### LANDING

### BEDROOM ONE

11'10" x 11' (3.61m x 3.35m)

With double glazed window to the front elevation and radiator.

### BEDROOM TWO

11'7" x 7'4" (3.53m x 2.24m)

With double glazed window and radiator.

### BEDROOM THREE

8'11" x 6'2" (2.72m x 1.88m)

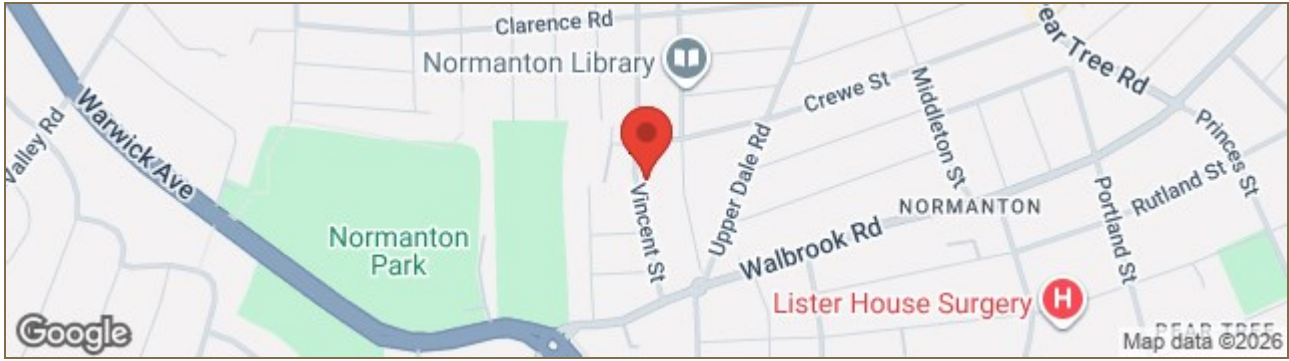
With double glazed window and radiator.-

## OUTSIDE

Outside the property benefits from an outside space and to the front there is on street car parking.



## Road Map



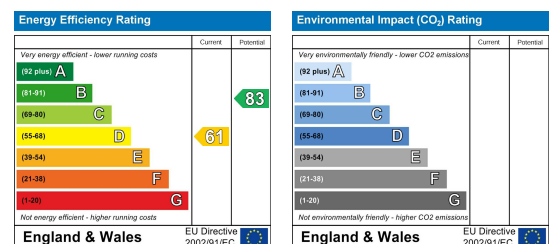
## Floor Plan



## 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. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)

Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
sales@boxallbrownandjones.co.uk

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
belper@boxallbrownandjones.co.uk