

# Fletcher & Company

198a Uttoxeter Old Road, Derby, DE1 1NF

---

Offers In Excess Of £379,999

Freehold

---



- Superb Investment Opportunity
- Seven Bedrooms all with En-Suite Shower Rooms
- Communal Kitchen & Conservatory/Lounge Area
- Enclosed Rear Garden
- Off-Road Parking Available
- Highly Convenient Position
- Potential Gross Income of £42120 representing 11.08% Gross Yield
- Fully Managed by Local Agent
- Ideal for a Range of Potential Tenants
- Rarity on the Market







## Summary

---

This is a superb investment opportunity to acquire a seven bedroom, detached, fully en-suite house of multiple occupancy (HMO) located in a highly convenient part of Derby.

The property is very well presented and provides an excellent potential income stream of £42120/annum. This represents a gross yield of approximately 11.08%. Please note we believe there is potential to increase rents and thus the gross yield.

The property comprises a communal entrance hall, shared kitchen, lounge area/conservatory, three bedrooms to the ground floor, all with en-suite shower rooms and four bedrooms to the first floor all with en-suite shower rooms.

To the front of the property is a driveway providing off-road parking for at least three vehicles. To the rear is an enclosed, low maintenance garden offering a fantastic outside space.

# F&C

### The Location

The property's location on Uttoxeter Old Road offers easy access into Derby City centre which offers a complete range of services including a bus and train station and large shopping centre with food quarter and cinema. Convenient access is also provided to Royal Derby Hospital and Derby University's various campuses throughout the city. Darley Park and Markeaton Park are also within easy reach. Nearby transport links include the A38, A52 and M1 motorway as well as East Midlands Airport.

### Accommodation

### Kitchen

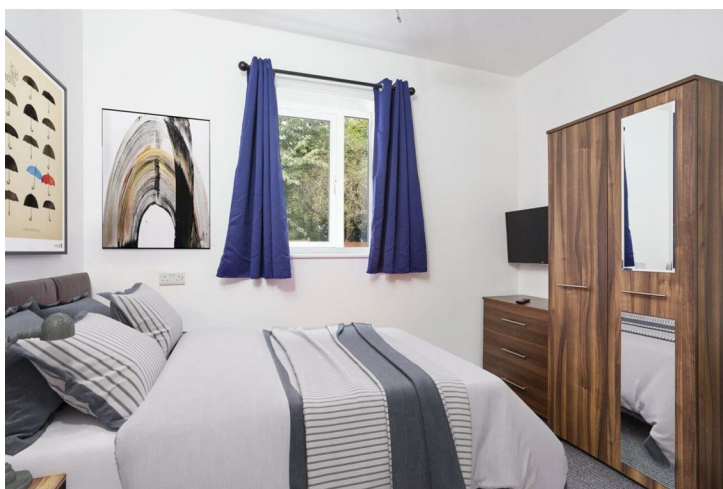
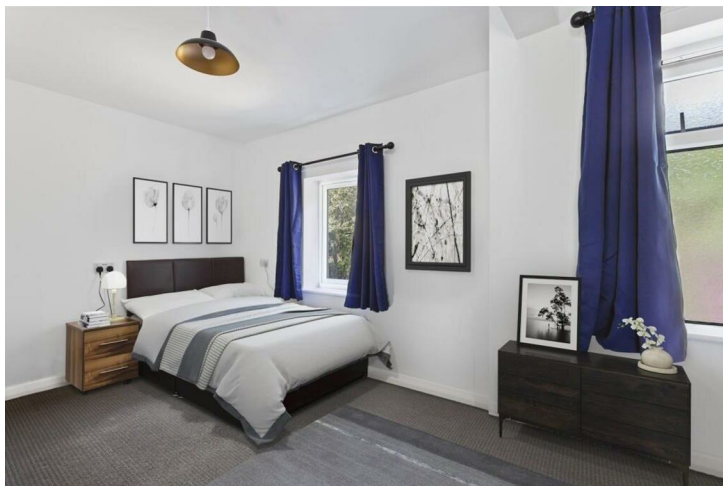




Lounge/Conservatory

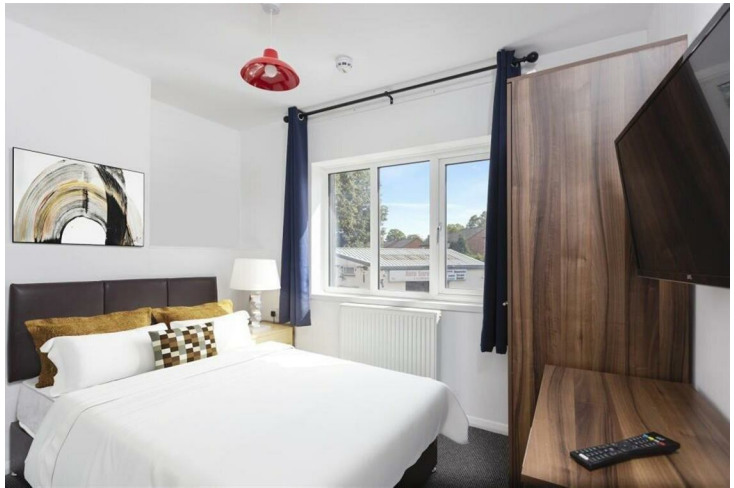


## Typical Bedroom

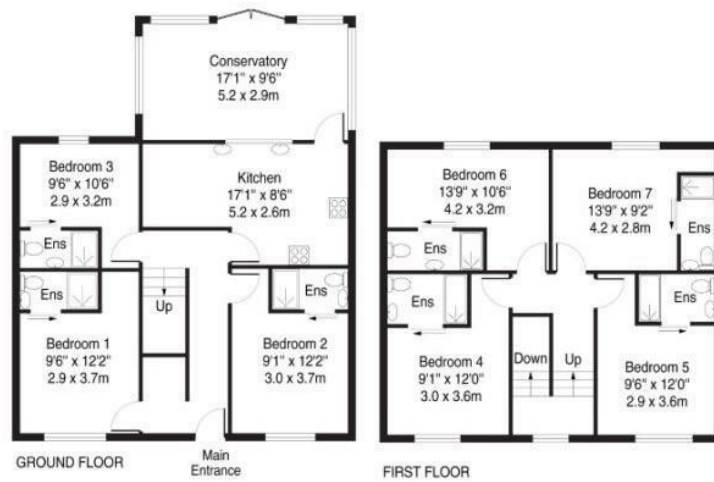


## Council Tax Band B





198A Uttoxeter Old Road,  
Derby



APPROX. GROSS INTERNAL FLOOR AREA 1679 SQ FT / 156 SQM

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
Nottingham Property Photography  
info@nottinghampropertyphotography.co.uk





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

### Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

### Willington Office

3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
willington@fletcherandcompany.co.uk

198a Uttoxeter Old Road  
Derby  
DE1 1NF

Council Tax Band: B  
Tenure: Freehold

