

83 Longford Street, Derby, DE22 1GJ

Offers Around £240,000

Freehold



- No Upward Chain
- Ideal Investment Purchase or Home
- Entrance Hall with Dining Room/ Bedroom off
- Lounge
- Fitted Kitchen
- Three First Floor Bedrooms
- Bathroom & Separate Shower Room
- Enclosed, Low Maintenance, Rear Garden
- Popular Residential Location
- Viewing Highly Recommended





Summary

A spacious, three/four bedroom, end-terrace residence in a popular part of Derby which offers easy access to the city centre and Derby University.

Previously, the property has been a successful investment housing four students each year. The property also benefits from a Lawful Development Certificate.

The property is sold with the benefit of no upward chain and features an entrance hall, dining room/bedroom four, lounge and fitted kitchen. The first floor landing leads to three bedrooms, bathroom and separate shower room. The accommodation also features new carpets/laminate flooring to the majority of the property and has the advantage of a WISER central heating system which can be controlled by an app from a mobile phone. The property also has a new roof which was fitted in 2025.

To the rear of the property is a low maintenance, enclosed rear garden.

F&C

The Location

As mentioned, the property's location off Kedleston Road gives easy access to Derby University and excellent transport links as well as to a selection of shops and facilities on Kedleston Road including cafe, post office, barbers, pubs, pharmacy and shop. It also allows for easy access into the city centre where there is a complete range of services.

Accommodation

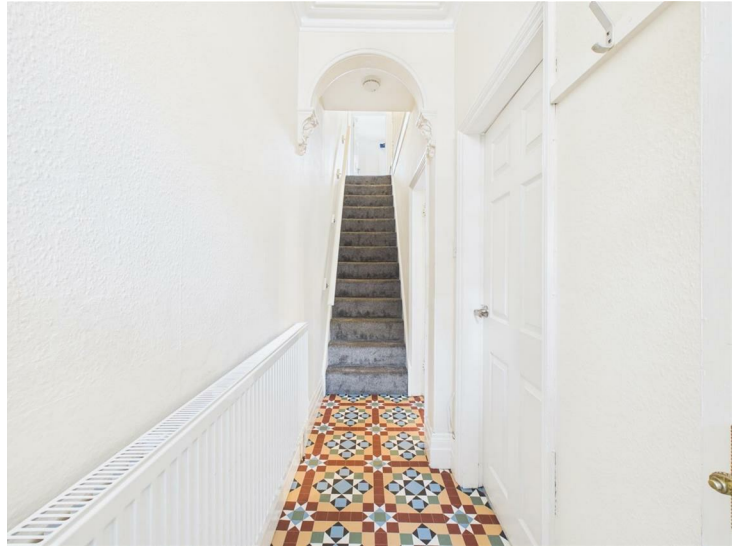
Porch

A panelled entrance door provides access to porch with further panelled and glazed door to hallway.

Entrance Hall

10'7" x 3'2" (3.24 x 0.98)

With central heating radiator and staircase to first floor.



Dining Room/Bedroom Four

13'5" x 11'0" (4.11 x 3.37)

Having a central heating radiator, feature fireplace, decorative coving, picture rail and double glazed window to front.



Lounge

13'0" x 12'0" (3.97 x 3.68)

Having a central heating radiator, fitted storage to chimney breast recess, picture rail and double glazed window to rear.



Kitchen

10'4" x 8'9" (3.15 x 2.69)

Featuring an L-shaped worktop with twin inset stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, appliances (available by negotiation) include a free standing cooker, fridge freezer, dishwasher, washing machine, central heating radiator and double glazed window and door to side.



First Floor Landing

12'1" x 5'6" x 5'6" x 262'5" (3.70 x 1.69 x 1.69 x 080)

A split-level landing with feature balustrade.

Bedroom One

12'1" x 10'3" (3.70 x 3.14)

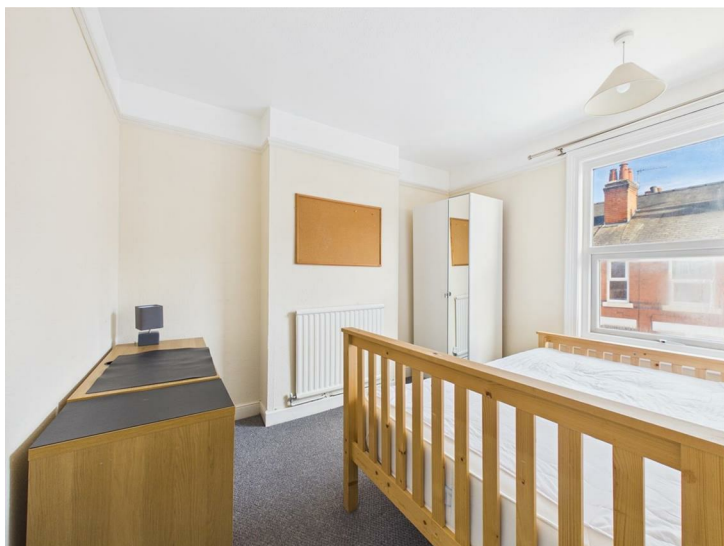
With fitted cupboard, central heating radiator, picture rail and double glazed window to rear.



Bedroom Two

11'1" x 8'8" (3.39 x 2.66)

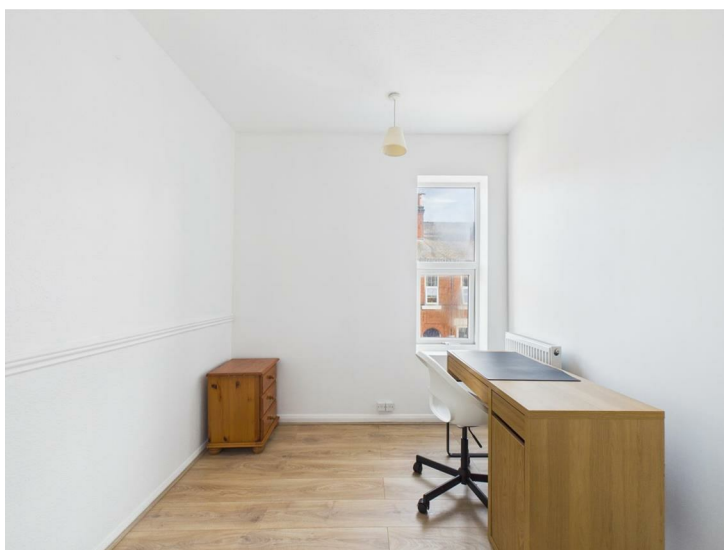
Having a central heating radiator, picture rail and double glazed window to front.



Bedroom Three

8'0" x 8'0" (2.46 x 2.44)

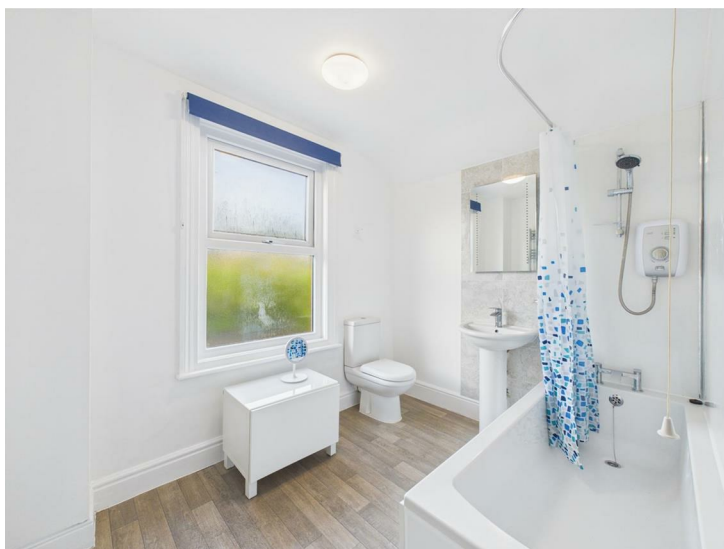
With central heating radiator, fitted cupboard and double glazed window to front.



Bathroom

8'9" x 7'1" (2.69 x 2.17)

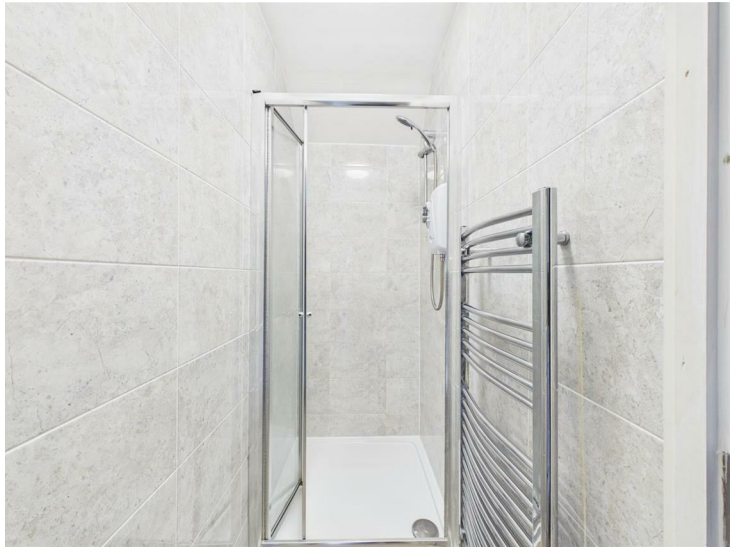
Appointed with the white suite comprising low flush WC, pedestal wash handbasin, panelled bath with shower over, chrome towel radiator and double glazed window to rear.



Shower Room

5'8" x 2'11" (1.75 x 0.91)

Appointed with a shower cubicle and chrome towel radiator.

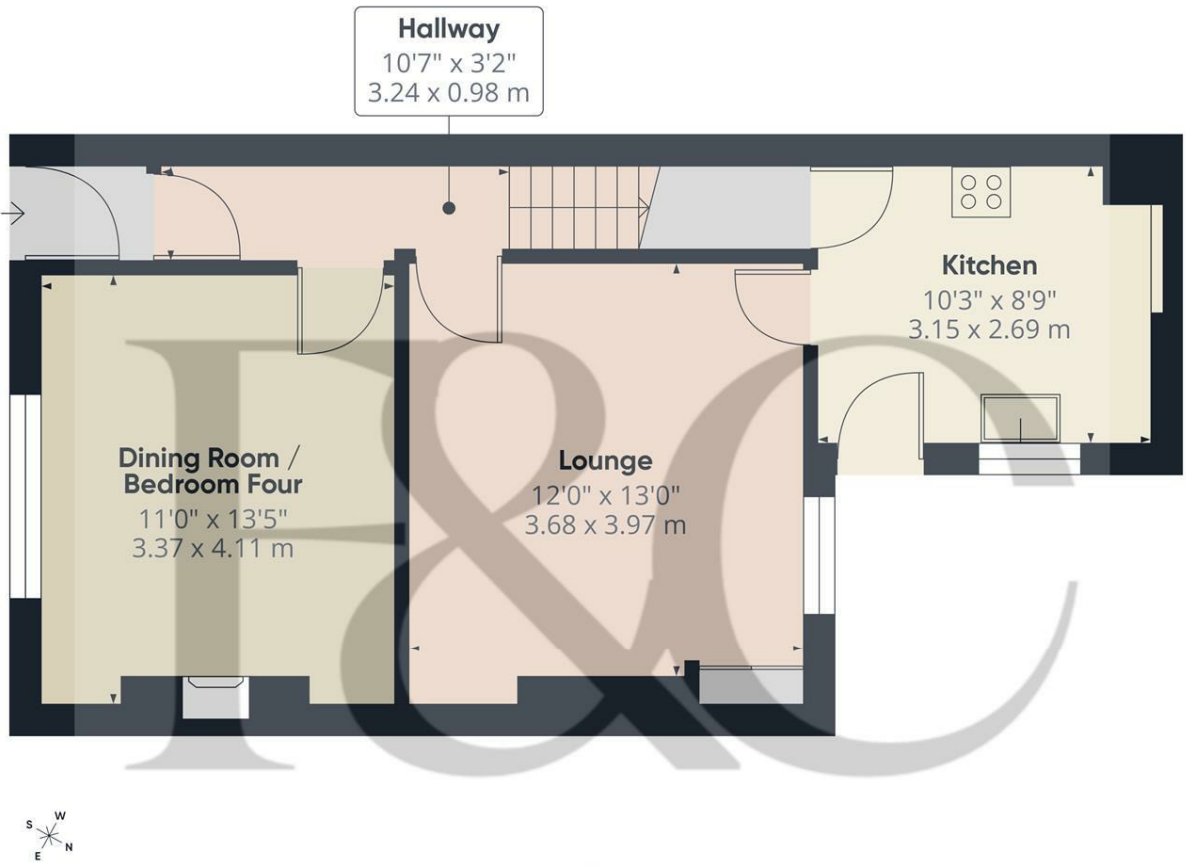


Outside

To the rear of the property is an enclosed, low maintenance garden bounded by brick walling and timber fencing. The garden features a patio area, gravelled section and offers a good degree of privacy.



Council Tax Band B



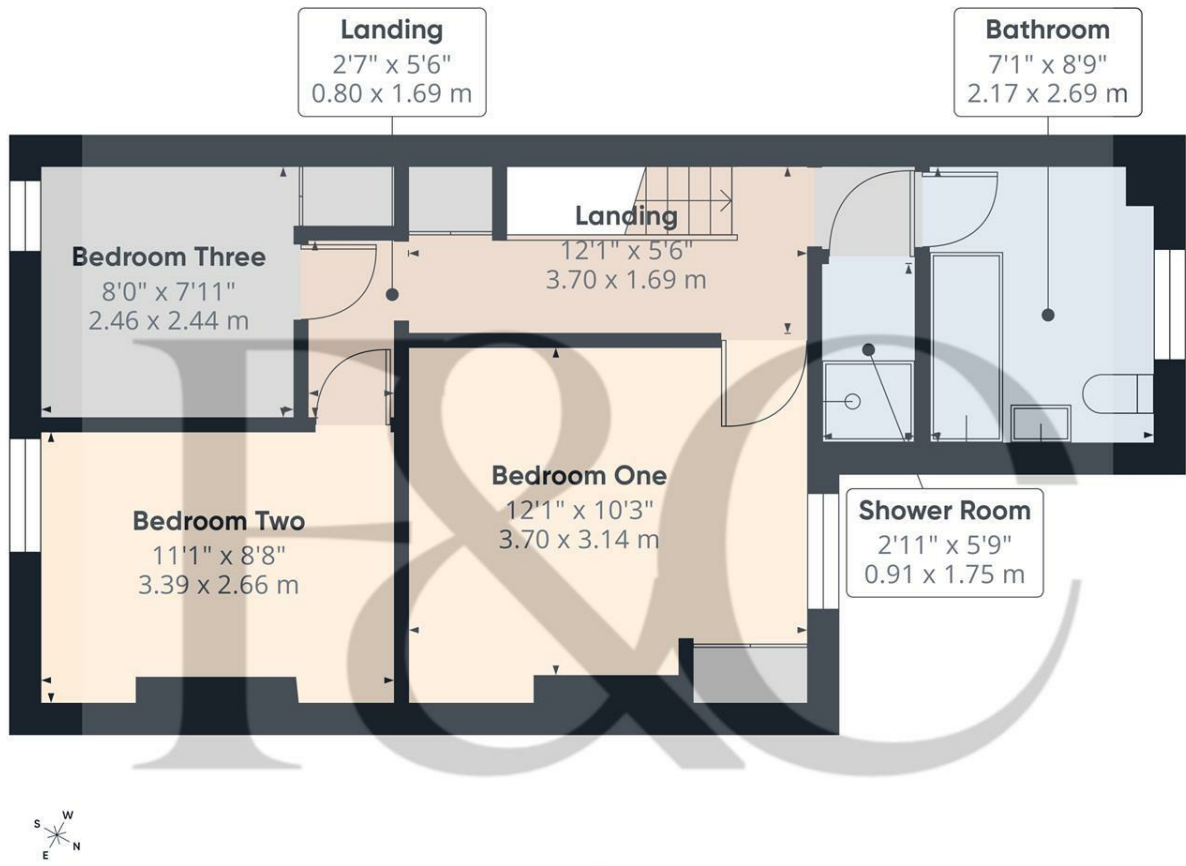
Floor 0

Approximate total area⁽¹⁾
466 ft²
43.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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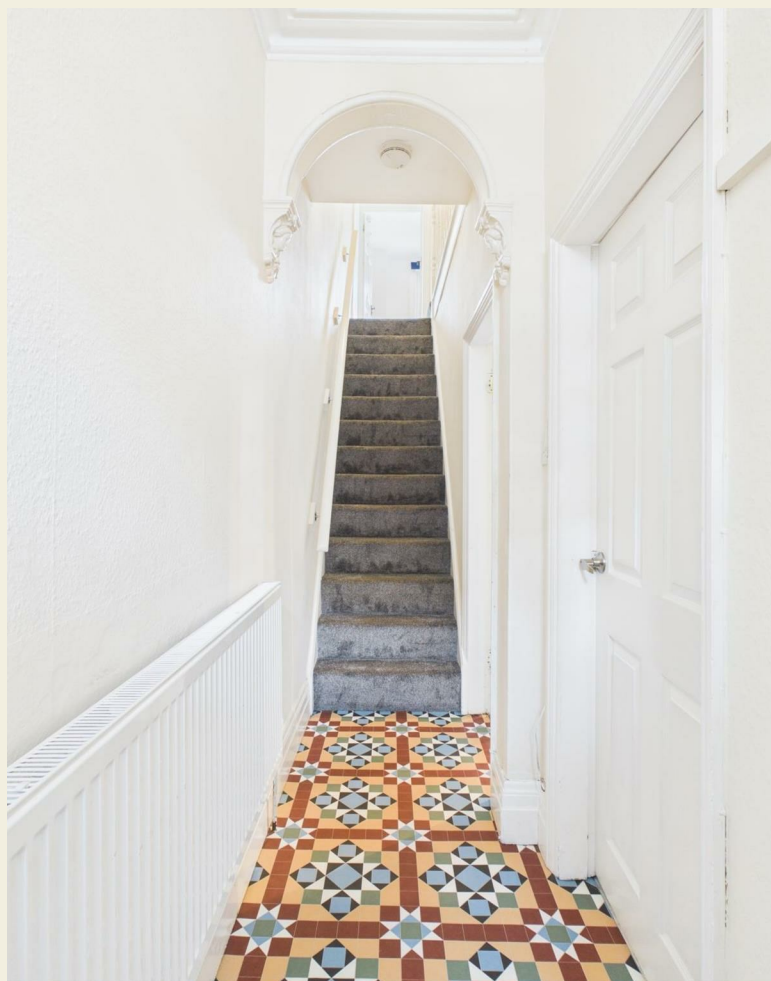
Floor 1

Approximate total area⁽¹⁾
446 ft²
41.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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83 Longford Street
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Council Tax Band: B
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		