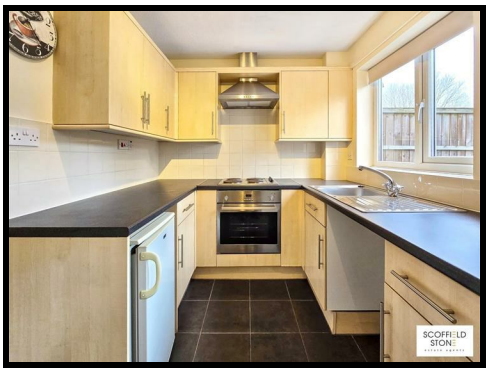
SCOFFIELD STONE
estate agents



79 Leman Street, Derby, DE22 3UY

£125,000

Chain Free - A modern one bedroom mid terrace home in a cul de sac location in California, Derby, ideal for first time buyers or a buy to let. Featuring driveway parking, gas central heating, uPVC double glazing, a lounge with bay style window, kitchen diner, and an enclosed low maintenance rear garden.

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Sales: 01283 777100
Lettings: 01332 511000
www.scoffieldstone.co.uk

79 Leman Street, Derby, DE22 3UY

Summary Description

Tucked away in a quiet cul de sac in California, Derby, this modern one bedroom mid terrace home is a smart choice for first time buyers or investors looking for a straightforward buy to let opportunity. Set within a development of mixed period properties, it benefits from driveway parking for one car, gas central heating and uPVC double glazing throughout. To the rear is an enclosed garden that has been landscaped for low maintenance.

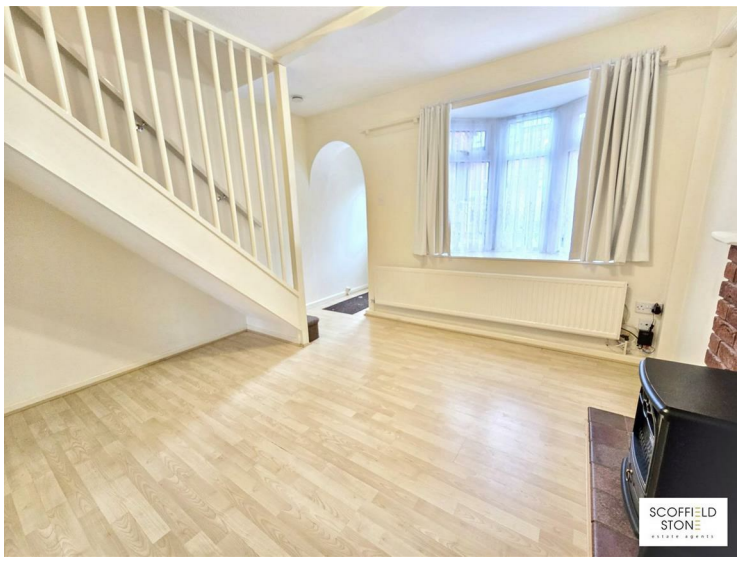
The accommodation is neatly arranged. The lounge has wood effect flooring, a front bay style uPVC double glazed window and a brick fireplace with an electric stove style heater, plus TV and telephone points. To the rear, the kitchen diner provides fitted beech effect units with worktops, tiled flooring and splashbacks, an inset stainless steel sink, an integrated electric oven with hob and extractor, and space and plumbing for appliances. A part obscure glazed door opens directly to the garden, which offers a mix of paved and chipped patio areas. Upstairs, the landing includes an airing cupboard with hot water cylinder and access to roof space, leading to a double bedroom with over stairs storage and a bathroom with a bath and electric shower.

California offers easy access to a broad range of amenities across Derby, with shops, supermarkets and leisure facilities within a short drive. Schools for different age groups are available in surrounding neighbourhoods, alongside parks and green spaces. For commuters, there are regular bus links, convenient road connections to the A52, A50 and M1, and rail services from Derby station, making travel across Derbyshire and beyond straightforward.

Entrance to:-

Lounge

11'4 x 10'10 (3.45m x 3.30m)



Having wood effect laminate flooring, front aspect upvc double glazed window to cantilever bay, brick and tile fireplace with electric wood burner style heater, tv and telephone points, radiator.

Kitchen/Diner

11'6 x 6'11 (3.51m x 2.11m)

Having ceramic tile flooring, rear aspect upvc double glazed window, rear aspect part obscure glazed upvc door to rear garden, fitted wall and floor units to Beech effect with stone effect roll edge worktops, inset stainless steel sink with drainer and chrome mixer tap, integrated electric oven with electric hob over and chimney style extractor hood, under counter space and plumbing for appliances, tiled splashbacks, radiator, wall mounted gas boiler.

Stairs/Landing

Carpeted, airing cupboard with hot water cylinder, access to roof space.

Bedroom

8'1 x 12'3 (2.46m x 3.73m)

Carpeted, front aspect upvc double glazed window, radiator, over stairs storage cupboard.

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Bathroom
8'2 x 5'9 (2.49m x 1.75m)

Having mosaic print cushion flooring, rear aspect obscure upvc double glazed window, bathtub with chrome hot and cold taps and electric shower over, pedestal wash hand basin with chrome hot and cold taps, low flush wc, tiled splashbacks, radiator.

OUTSIDE

Frontage and Driveway
To the front you will find a concrete paved driveway with adequate parking for one car.

Rear Garden

An enclosed, private, low maintenance garden which has been landscaped to provide a mixture of paved and chipped patio.

Material Information
Verified Material Information

Council Tax band: A
Tenure: Freehold

Property type: House
Property construction: Standard timber frame construction
Energy Performance rating: C
Number and types of room: 1 bedroom, 1 bathroom, 1 reception
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed. The system was installed at an unknown date.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Great, Three - Great, EE - Good
Parking: Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Ye
Loft access: Yes - insulated and unboarded, accessed by: loft hatch

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Follow the link for the full report:
https://moverly.com/sale/EDJYHSc4Cmezbf5LzEQfMd/view

Disclaimer
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. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. 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 or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Location / what3words
///brands.belt.trail

Buying to Let?

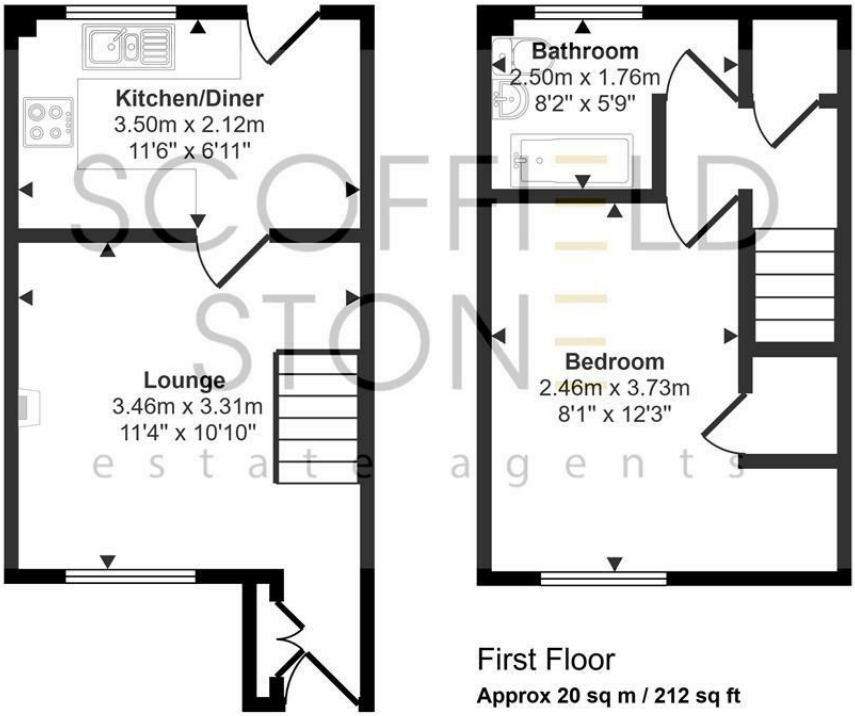
Guide achievable rent price: £900pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

ID Checks for buyers

To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small charge of £25 per person to cover the cost of these checks.

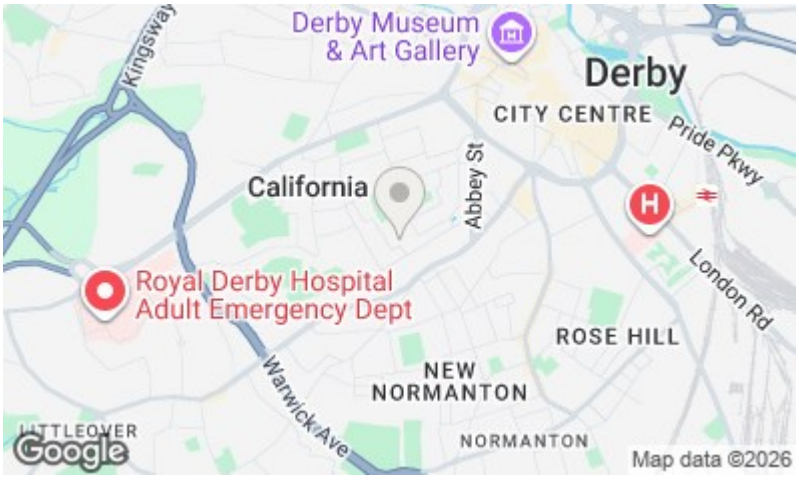
Approx Gross Internal Area
40 sq m / 435 sq ft

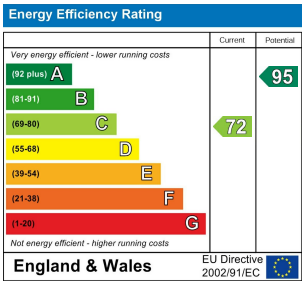


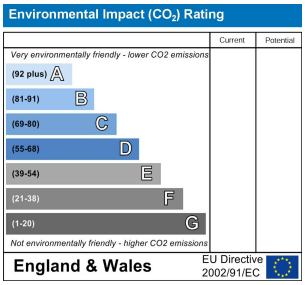
First Floor
Approx 20 sq m / 212 sq ft

Ground Floor
Approx 21 sq m / 224 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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