



## 83 Bedford Street, Derby, DE22 3PE Offers Around £150,000

NO CHAIN on this THREE-BEDROOMED SEMI-DETACHED property, ideal for the investor(s) or family purchaser(s). SITUATED IN A VERY POPULAR AREA OF DERBY, ideally located for access to Derby University, the Royal Derby Hospital, and Derby city centre. Ease of access is afforded to Derbys' ring road system, providing links for commuting further afield. In need of refurbishment and modernisation, the accommodation has the benefit of gas central heating and double glazing, and briefly comprises: -

GROUND FLOOR, lounge, dining room, and kitchen. FIRST FLOOR, three bedrooms, and bathroom. OUTSIDE, enclosed rear garden. EPC E, Council Tax Band B.

## 83 Bedford Street, , Derby, DE22 3PE

### The Property

A traditional semi-detached property comprising; two reception rooms, kitchen, three bedrooms, bathroom, and front and rear gardens. The property is in need of some modernisation, and provides an ideal opportunity for the discerning purchaser to undertake refurbishment to their own individual design and tastes.



### Location

The property is situated close to Derby city centre, the University of Derby and the Royal Derby Hospital. It is handy for all major road links including A52, A38 and M1

### Directions

When leaving Derby city centre by vehicle, proceed southwest on Uttoxeter New Road, and after approximately 0.5-mile from the city centre turn left into Upper Boundary Road, then after the cemetery, turn right onto Camden Street, and left onto Bedford Street.

What 3 Words /// petal.tell.winner

### Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13517.

### Accommodation

Having the benefit of central heating, and double glazing, the detailed accommodation comprises:-

#### GROUND FLOOR

##### Side Entrance

Having double glazed front door opening directly into the: -

##### Entrance Hall

Having stairs off hall to first floor, Minton tiled floor, and doors off to the ground floor rooms.

##### Lounge

3.63m x 3.61m plus bay (11'10" x 11'10" plus bay)

Measurements are 'plus bay'.

Having bay window to front, fire surround with gas fire (NOT TESTED), shelving within the recess, and central heating radiator.



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### Dining Room

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

Having dark-wood fire surround with gas fire (NOT TESTED), window to rear overlooking garden, central heating, and gas-fired boiler providing domestic hot water and central heating.



### Kitchen

2.59m x 2.24m (8'6" x 7'4")

Having sink with stainless-steel drainer and mixer taps, a few wall cupboards and under counter drawers, part-tiled walls, double glazed window to side, and opening to the:



### Utility Area

having double glazed window to rear.

### FIRST FLOOR

#### Bedroom One

3.63m x 3.63m (11'11" x 11'11")

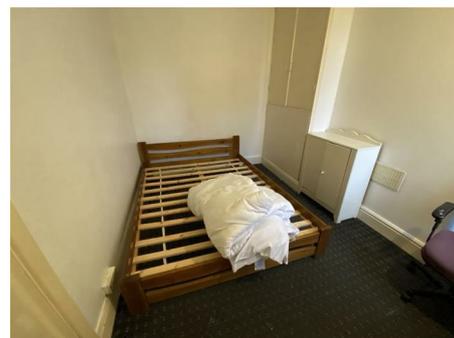
Having double glazed window to front, and central heating radiator.



#### Bedroom Two

3.66m" x 2.67m (12'" x 8'9")

Having double glazed window to rear, built-in cupboard, and central heating radiator.



### Bedroom Three

2.41m x 2.24m (7'11" x 7'4" )

Having double glazed window overlooking the rear garden, and central heating radiator.



### Bathroom

2.95m x 1.14m (9'8" x 3'9")

Having suite comprising; bath with shower attachment, low-level WC, and pedestal wash hand basin, together with double glazed window with obscure glass, and part tiled walls,



## OUTSIDE

### Front Garden

Walled front garden with hedging down the side providing potential for hard standing, subject to requirements, and obtaining the usual planning and building regulation approvals.

### Rear Garden

Having paving down the side leading to a lawned area with hedges on both sides, incorporating two useful brick stores, and a garden shed shed.



## ADDITIONAL INFORMATION

### Tenure

We understand the property is held freehold, with vacant possession provided upon completion.

### Anti-Money Laundering (AML) Regulations

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

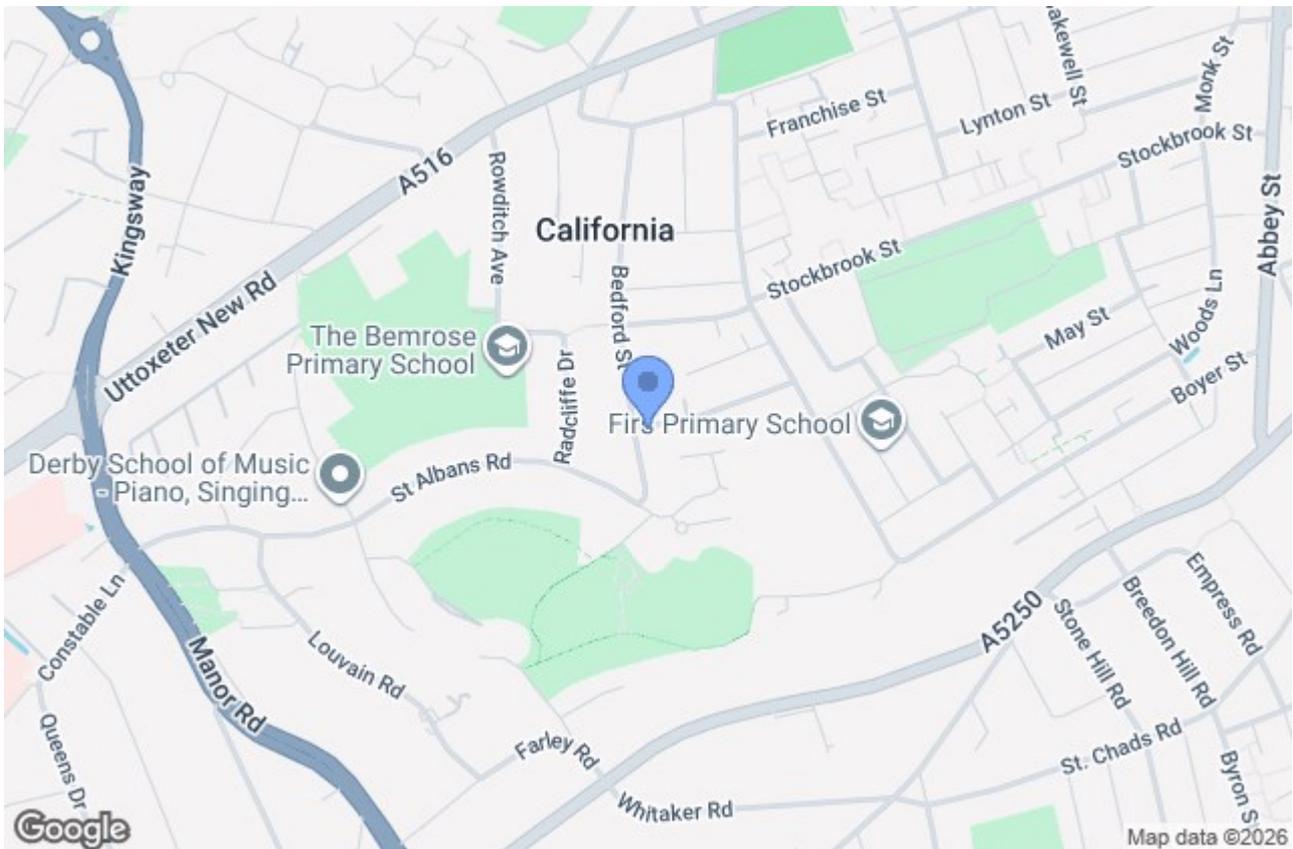
- Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

REF: R13517

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC 	



**PROPERTY MISDESCRIPTIONS ACT 1991**

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought.

All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors.

All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for

**Gadsby Nichols**  
Suite 18 Kings Chambers,  
Queen Street, Derby DE1 3DE

**Residential**  
01332 296 396  
enquiries@gadsbynichols.co.uk

**Commercial**  
01332 290 390  
commercial@gadsbynichols.co.uk



[www.gadsbynichols.co.uk](http://www.gadsbynichols.co.uk)