



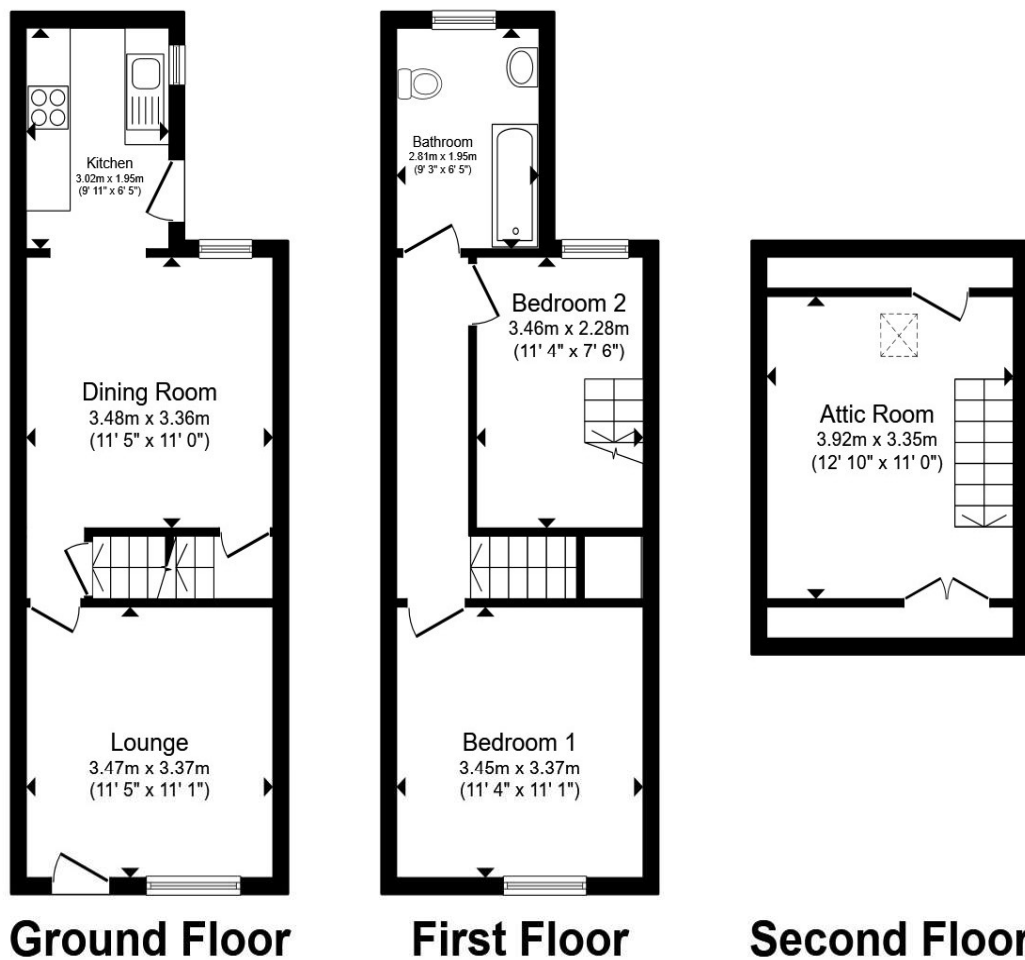
Ward Street, Derby DE22 3RY

welcome to

Ward Street, Derby

A spacious, well-proportioned two bedroom mid-terraced home offering versatile accommodation across three floors. Featuring two reception rooms, a fitted kitchen, first floor bathroom, a basement, and a useful attic room as well as an enclosed rear garden and convenient access to Derby city centre.





Local Area

Lounge

11' 5" x 11' 1" (3.48m x 3.38m)

Dining Room

11' 5" x 11' (3.48m x 3.35m)

Kitchen

9' 11" x 6' 5" (3.02m x 1.96m)

Basement

Bedroom One

11' 4" x 11' 1" (3.45m x 3.38m)

Bedroom Two

11' 4" x 7' 6" (3.45m x 2.29m)

Bathroom

9' 3" x 6' 5" (2.82m x 1.96m)

Attic Room

12' 10" x 11' (3.91m x 3.35m)

Agents Note

Total floor area 81.0 m² (872 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Ward Street, Derby

- Spacious, traditional mid-terraced property arranged over three floors
- Two reception rooms plus a basement
- Fitted kitchen
- Two bedrooms plus an attic room
- First floor bathroom

Tenure: Freehold EPC Rating: E
Council Tax Band: A

offers over

£130,000



Please note the marker reflects the
postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY122068](https://www.bagshawsresidential.co.uk/Property/DBY122068)



Property Ref:
DBY122068 - 0006

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