



**St. Albans Road, Derby DE22 3JL**

**welcome to**

**St. Albans Road, Derby**

This charming 3-bedroom semi-detached home on St. Albans Road, Derby, is perfect for first-time buyers and families. Featuring a spacious living/dining area, separate dining room, modern kitchen, and a three-piece WC. A paved driveway adds convenience.





**Ground Floor**



**First Floor**

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.focalagent.com](http://www.focalagent.com)

## welcome to St. Albans Road, Derby

- Three bedroom semi-detached home
- Spacious living/ dining area
- Separate rear dining room
- Well-equipped kitchen
- Two double bedrooms & one single bedroom

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

# £235,000



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Property Ref:  
DBY121987 - 0007

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*Nestled in a sought-after residential area, this well-presented 3-bedroom semi-detached home on St. Albans Road, Derby, is ideal for first-time buyers and families. The property welcomes you with a porch leading into a bright hallway. To the left, a spacious living/dining room offers a comfortable space to relax, seamlessly connecting to a separate dining room at the rear. The well-appointed kitchen is positioned to the rear right, offering ample storage and workspace.*

*Upstairs, the home features two generous double bedrooms, one at the front and one at the rear, alongside a well-sized single bedroom-perfect as a nursery, office, or guest room. The modern three-piece bathroom is conveniently located at the front.*

*Outside, a paved driveway provides off-road parking, while the rear garden offers space for outdoor enjoyment.*

*St. Albans Road benefits from excellent local amenities, including shops, schools, and parks. Derby city centre is easily accessible, providing a range of shopping, dining, and leisure options. The area is well-connected by public transport and road links, making commuting simple.*



Please note the marker reflects the postcode not the actual property



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