



Uttoxeter New Road, Derby, DE22 3NP

welcome to

Uttoxeter New Road, Derby

A well-maintained seven-bedroom property close to the city centre, offering five bathrooms, spacious communal areas and strong rental potential. A superb investment opportunity with high income prospects and ready for tenants.



This substantial seven-bedroom property presents an exceptional investment opportunity just moments from the city centre. Currently operating as a successful rental, the home is well maintained throughout and ready for immediate occupancy. You enter through a generous hallway featuring original Victorian tiled flooring, setting a characterful first impression. The ground floor offers a bright and spacious communal living area, ideal for shared use, along with a contemporary kitchen fitted with integrated appliances.

Across both floors, the property provides seven well-sized bedrooms and five modern shower rooms, ensuring comfort and practicality for multiple tenants. The layout offers excellent flexibility, whether continuing as a high-yield rental or converting into a large family home. With spacious rooms, original features and a clean, modern finish, the property is perfectly positioned for long-term rental success.

The location is a major advantage, with the city centre within easy reach and excellent access to major road links, public transport, shops and amenities. This vibrant area is popular with students, professionals and commuters, ensuring strong rental demand year-round. A rare chance to secure a freehold property with impressive income potential in a highly convenient setting.



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welcome to

Uttoxeter New Road

- Seven-bedroom property offering excellent rental returns
- Five modern shower rooms across both floors
- Spacious, light communal living area
- Contemporary kitchen with integrated appliances
- Original Victorian tiled hallway

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY121184 - 0004

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bagshaws residential



01332 361308



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



bagshawsresidential.co.uk