



**Junction Street, Derby DE1 1LX**

**welcome to**

**Junction Street, Derby**

A well-positioned two-bedroom mid-terraced home on Junction Street, offered with a tenant in situ paying £700pcm. Featuring two reception rooms, cellar, outdoor WC and rear garden access, this is an excellent ready-made investment opportunity.



## About The Area



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Junction Street, Derby

- Tenant in situ paying £700 PCM
- Two-bedroom mid-terrace property
- Two reception rooms with rear garden access
- Cellar and outdoor WC
- Three-piece first floor bathroom

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

**£150,000**



This two-bedroom mid-terraced property on Junction Street presents an attractive investment opportunity, being sold with tenants in situ currently paying £700 per calendar month.

The accommodation is accessed via a front entrance hall, providing access to a spacious living room positioned to the front elevation. To the rear is a separate dining room, offering a versatile space for everyday living and entertaining, complete with double doors opening out onto the rear garden. Adjacent to this, the ground floor also benefits from a bathroom located at the rear of the property.

Further enhancing the property is a useful cellar, ideal for storage, as well as an outdoor toilet located within the rear yard area.

To the first floor, the property comprises a generously sized double bedroom to the front, a second bedroom positioned to the side, and a three-piece family bathroom located to the rear.

Externally, the property benefits from enclosed rear garden space, accessible via the dining room, providing outdoor amenity for occupants.



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/DBY121943](https://www.bagshawsresidential.co.uk/Property/DBY121943)



Property Ref:  
DBY121943 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



**01332 361308**



[Derby@bagshawsresidential.co.uk](mailto:Derby@bagshawsresidential.co.uk)



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



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)