

13 Leabrooks Road, Somercotes, Derbyshire. DE55 4HB

£95,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

Derbyshire Properties present this two bedroom mid terrace property BEING SOLD WITH TENANT IN SITU -
Current rent £575pcm. Calling all cash buyers and investors.

FEATURES

- Double Bedrooms
- Walking distance to local amenities
- Calling all Cash buyers
- Calling All Investors



ROOM DESCRIPTIONS

Lounge

13' 3" x 11' 4" (4.04m x 3.45m)

Living Room

13' 5" x 11' 9" (4.09m x 3.58m)

Kitchen

15' 10" x 6' 7" (4.83m x 2.01m)

First Floor

Landing

Bedroom One

13' 3" x 11' 4" (4.04m x 3.45m)

Bedroom Two

Bathroom

12' 0" x 8' 5" (3.66m x 2.57m)

Outside

Council Tax

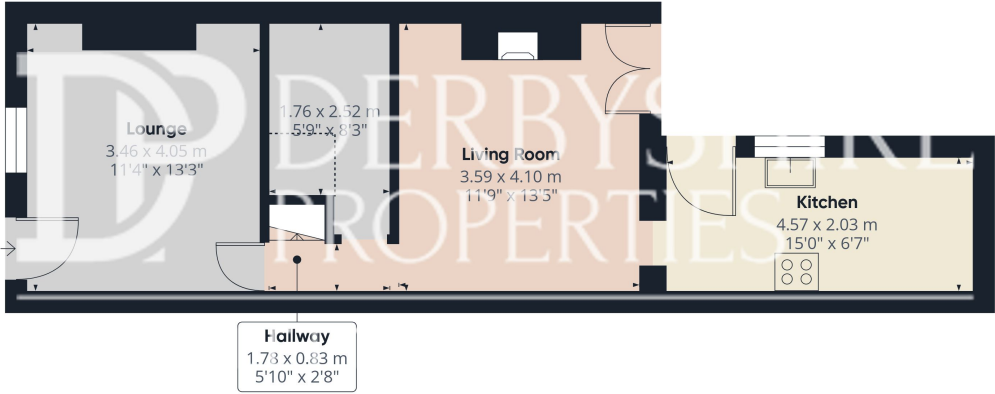
We understand that the property currently falls within council tax band A, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

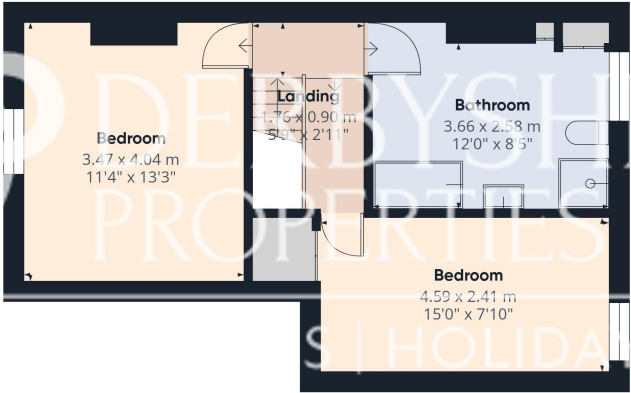
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN



Ground Floor



Floor 1



Approximate total area⁽¹⁾
83.5 m²
899 ft²

Reduced headroom
0.8 m²
8 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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