



**Uttoxeter New Road  
Derby  
DE22 3JB**

**Offers in Excess of £287,000**

**bettermove**

# Uttoxeter New Road Derby

Bettermove are pleased to welcome to the market this exciting 6 bedroom semi-detached HMO property in Derby, available with no forward chain.

The property has a leasehold title with 82 years remaining on the lease - there is no service charge payable and the ground rent is £500 per year. The property is currently tenanted and will be sold with tenants in situ - the new owner will have to apply for a new HMO licence as this is not transferrable.

The interior of this well-presented property comprises a spacious lounge, fitted kitchen and one bedroom on the ground floor. The first floor consists of one bedroom with two shower rooms. The second floor contains three bedrooms with another bedroom on the third floor. The exterior boasts an enclosed rear garden with driveway to the front providing off road parking.

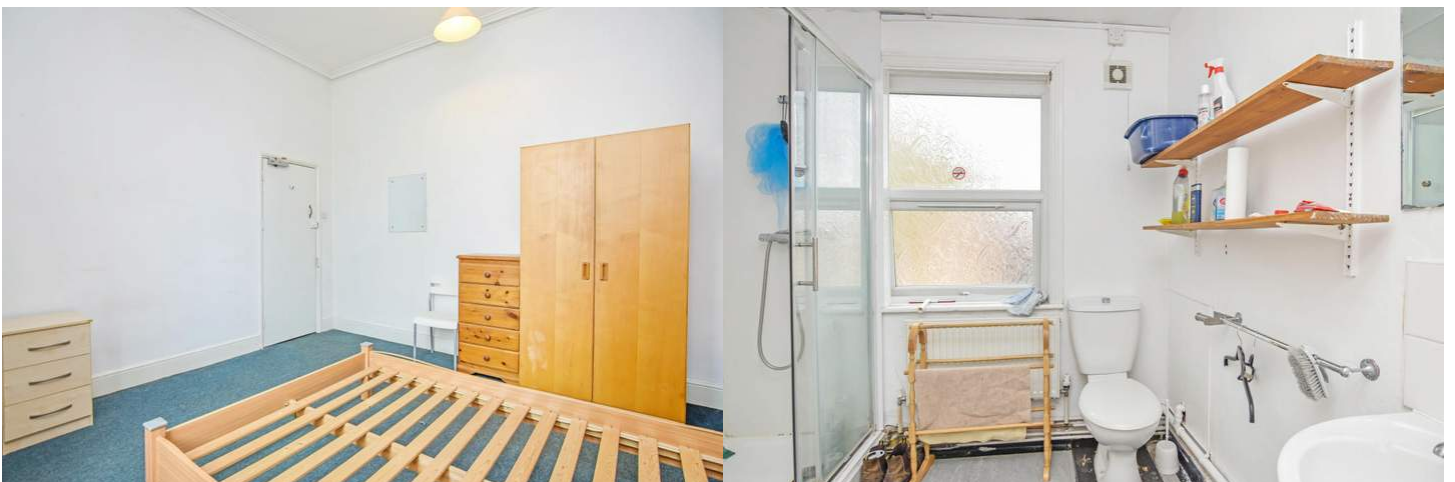
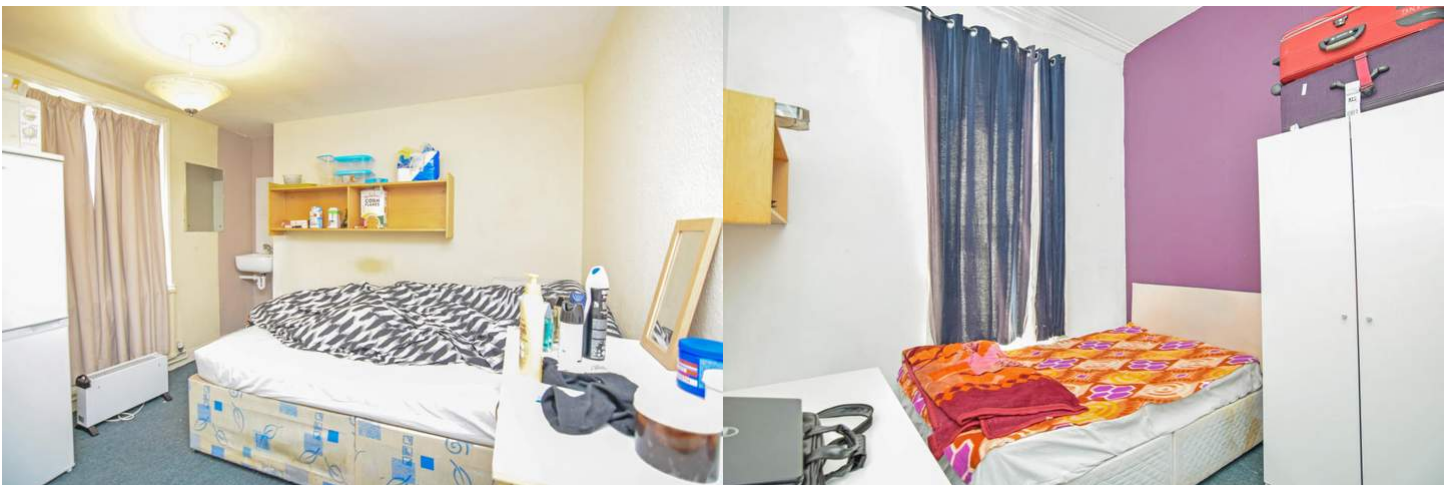
Situated in the popular city of Derby, the property is an ideal investment property for University of Derby students as well as being close to a wide range of amenities including supermarkets, shops, restaurants and pubs. Excellent transport links can be found from the A601, A5111, A38 and Derby rail station.

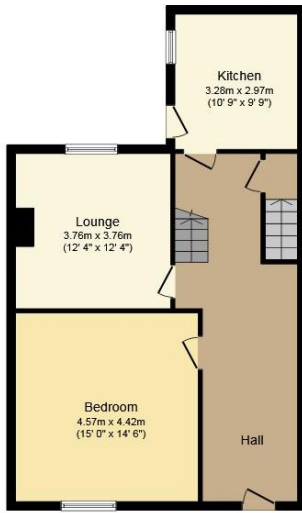
This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

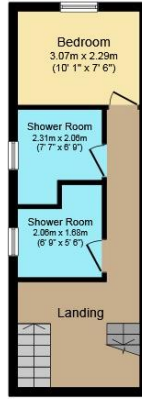
The exclusivity fee is returned to you upon successful completion of the property.





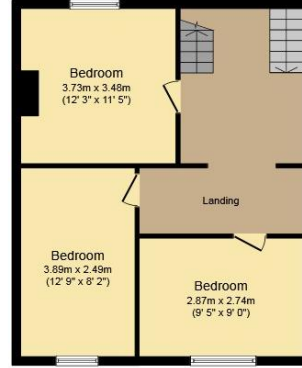
### Ground Floor

Floor area 67.6 sq. m. (728 sq. ft.) approx



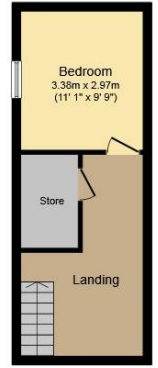
### First Floor

Floor area 27.2 sq. m. (293 sq. ft.) approx



### Second Floor

Floor area 57.6 sq. m. (620 sq. ft.) approx

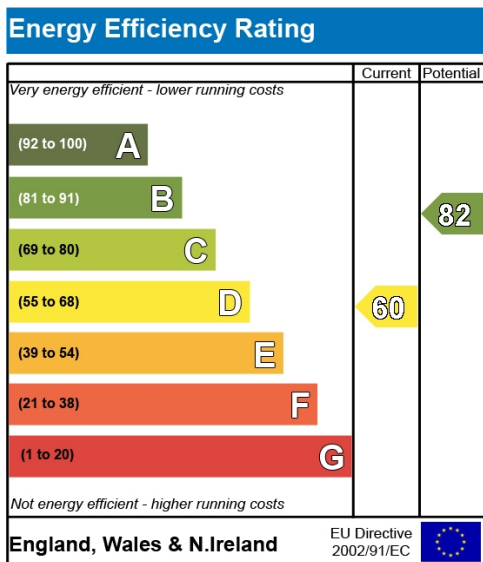


### Third Floor

Floor area 24.9 sq. m. (268 sq. ft.) approx

Total floor area 177.3 sq. m. (1,908 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX





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