



**St Giles Road
Derby
DE23 8SL**

Offers In Excess Of £155,000

bettermove

St Giles Road Derby

Bettermove are delighted to welcome to the market this charming 3 bedroom terraced house in New Normanton, available with no forward chain.

The property benefits from double glazing and gas central heating throughout. There are tenants living in the property - current rental yields can be obtained through Bettermove. The council tax band is A.

The interior of this well presented property comprises a bay fronted lounge, dining room and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts an enclosed rear garden with lawn and patio areas, perfect for enjoying the summer months.

Located in the popular area of New Normanton, the property is close to a number of amenities, such as shops, supermarkets, restaurants and pubs. Transport connections can be found from the A5111, A38, A50, M1, Peartree and Derby central rail stations.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove on 0330 004 0050.

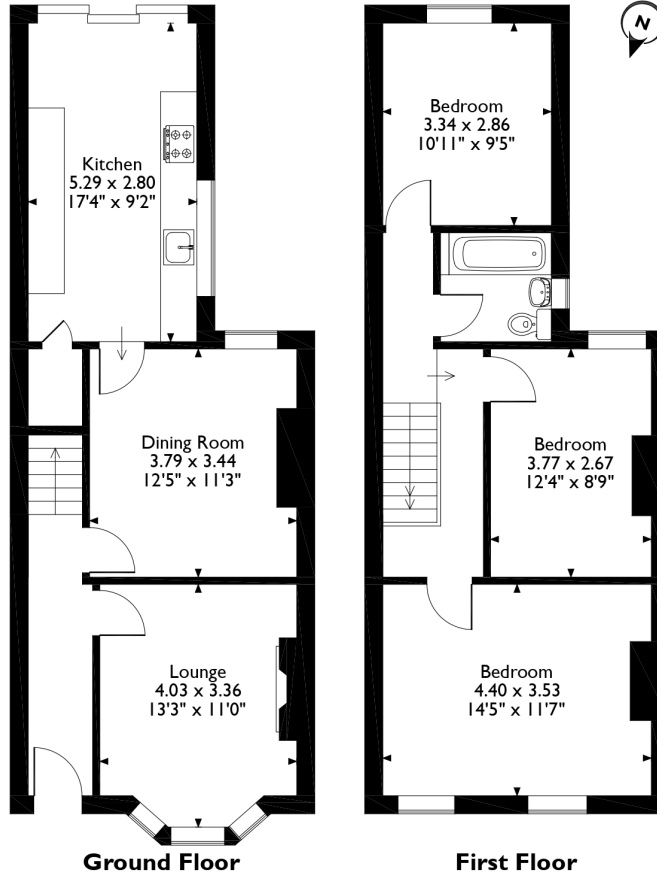
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

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.



St. Giles Road, Derby
 Approximate Gross Internal Area
 97 Sq M/1044 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk