

7 Bed Semi-Detached In Burton Road , Derby, DE23 6AD

£390,000





SHORT DESCRIPTION

Property Ref: 15347 The House is set away from Burton Road and is a very imposing, seven bedroomed late Victorian semi detached residence with accommodation arranged over three floors and enjoying magnificent views across Derby and beyond. The property has significant scope to convert into a HMO or self contained flats, subject to obtaining the necessary planning and building regulations. Constructed of traditional brick set beneath a pitched tiled roof, the large living space retains many original features and is also complimented by gas central heating and being mostly uPVC double glazed. A recommended internal inspection will reveal a double glazed porch, entrance hall with original stair case, guest cloakroom with door to cellar, fitted kitchen, two large reception rooms and uPVC double glazed conservatory. To the first floor landing there are four double bedrooms, one of which has a balcony, and family bathroom with four piece suite including shower cubicle. To the second floor split level landing there are two double bedrooms and a studio bedroom with shower and wc. There are steps off from the landing leading to a loft room currently used as an office. Please note that there is a ground floor studio flat comprising of kitchen, lounge bedroom and shower room. Outside to the front there is a landscaped fore garden with decorative railings and a driveway with parking for one vehicle. A vehicular right of way will be retained over the next door neighbours driveway on 300 Burton Road for access to the double brick built garage with double doors which is located to the rear of 298 Burton Road. There is access to a useful loft space above the garage with a kitchenette and shower, currently used as an occasional guest bedroom. To the rear of the property there is a garden which is lawned and has pedestrian access to the garage and a hardstanding area ideal for parking several vehicles. The property enjoys a well regarded residential location, conveniently positioned for the Royal Derby Hospital, Derbion Shopping Centre and Derby city centre. The nearby A38 provides swift access onto Toyota, A50 and further regional business centres. Property Type: Semi-detached Full selling price: £390000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: E EPC rating: D Measurement: 2292.71 sq.ft. Outside Space: Front Garden, Rear Garden, Balcony Parking: Garage, Driveway, Rear, Private Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain Free Possession of the property: Self-occupied -----

7

Bed Room(s)

2

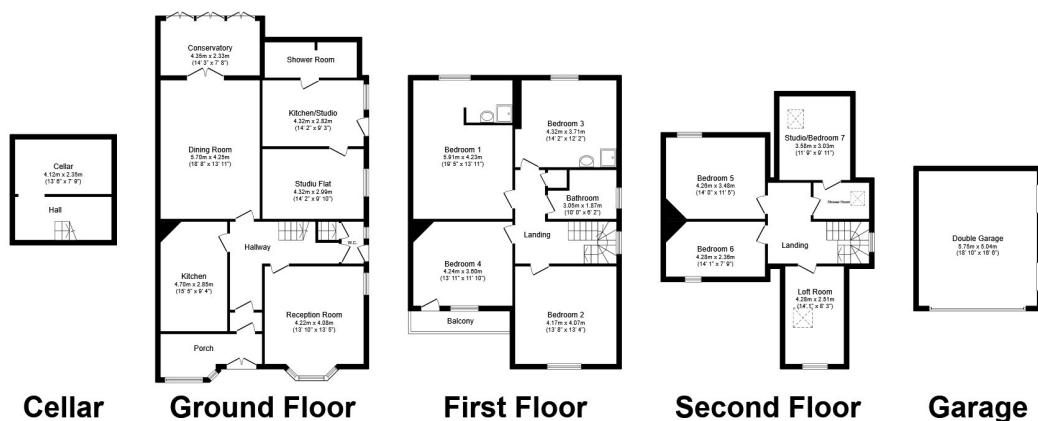
Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 326.7 sq.m. (3,517 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type Semi-detached house

Total floor area 213 square metres

Rules on letting this property

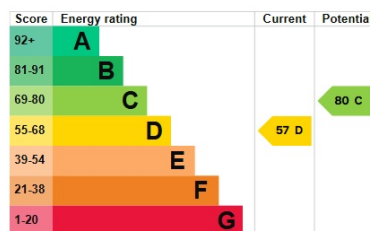
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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