

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

**10 - 11 Charnwood Street**  
Derby, DE1 2GT



**Superb investment - large thirteen bedroom detached HMO - with a gross annual income of approx £57,576 per annum (fully let)**

- Superb investment - large thirteen bedroom detached HMO • With a gross annual income of approx £57,576 per annum (fully let) • Popular and convenient location • Communal lobby and hall • Two separate fitted kitchens • Communal lounge and laundry room • Bathroom and two shower rooms • Thirteen bedrooms over three floors • Convenient location •

**Offers over £475,000**



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## GENERAL INFORMATION

A superb investment opportunity to acquire a large thirteen bedroom detached HMO located close to the City centre, when fully let the property generates an annual gross income of approx £57,576 per annum.

The property benefits from communal areas including lobby, hallway, two separate kitchen, lounge and laundry rooms. There are thirteen bedrooms spread over three floors and benefit from two shower rooms and a good sized bathroom.

Outside, there is off-street parking available.

## LOCATION

Derby City centre offers easy access to a full range of amenities including comprehensive shopping facilities along the Corn Market and noted into shopping centre with its major retail outlets and state of the art cinema. Sadler Gate and Iron Gate are both well worth a visit, boasting a selection of up-market clothing outlets together with a selection of cafés bars and public houses and Friar Gate for those who enjoy relaxing and indulging in stylish restaurants and bars.

There are excellent transport links nearby with Derby's inner ring road providing access to the A52 and A38 which in turn link to the M1 and main motorway network. The major trunk roads provide easy access to Nottingham, Stoke On Trent, Burton On Trent and East Midland's International Airport.

## ACCOMMODATION

### **ON THE GROUND FLOOR**

#### **COMMUNAL LOBBY**

With staircase to first floor and door to:

#### **LARGE KITCHEN/COMMUNAL LOUNGE & DINING ROOM OFF 9.25m x 4.27m (30'4" x 14'0")**

Fitted with a good range of appliances.

#### **SECOND KITCHEN 4.3m x 4.15m (14'1" x 13'7")**

Fitted kitchen with a range of appliances and a small dining area.

#### **BEDROOM ONE 5.26m x 4.5m (17'3" x 14'9")**

#### **BEDROOM TWO 4.14m x 3.4m (13'7" x 11'2")**

#### **BATHROOM**

White suite comprising, low flush w.c, wash hand basin, bath and shower.

#### **SHOWER ROOM**

Low flush w.c, wash hand basin and shower.

#### **DISABLED CLOAKROOM**

With disabled w.c and wash hand basin.

#### **LAUNDRY ROOM 2.67m x 1.75m (8'9" x 5'9")**

### **ON THE FIRST FLOOR**

#### **LANDING**

#### **BEDROOM THREE 4.32m x 3.25m (14'2" x 10'8")**

#### **BEDROOM FOUR 4.32m x 3.25m (14'2" x 10'8")**



**BEDROOM FIVE 4.17m x 4.09m (13'8" x 13'5")**

**BEDROOM SIX 4.19m x 3.73m (13'9" x 12'3")**

**BEDROOM SEVEN 4.27m x 4.06m (14'0" x 13'4")**

**BEDROOM EIGHT 4.22m x 4.04m (13'10" x 13'3")**

**BEDROOM NINE 4.22m x 3.05m (13'10" x 10'0")**

**BEDROOM TEN 4.19m x 3.2m (13'9" x 10'6")**

#### **SHOWER ROOM**

Comprising low flush w.c., wash hand basin and shower.

#### **ON THE SECOND FLOOR**

**BEDROOM ELEVEN 4.04m x 3.96m (13'3" x 13'0")**

**BEDROOM TWELVE 4.19m x 4.19m (13'9" x 13'9")**

**BEDROOM THIRTEEN 4.19m x 4.19m (13'9" x 13'9")**

#### **OUTSIDE & GARDENS**

To the side and rear of the property there is off-road parking available.

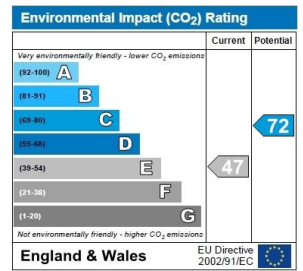
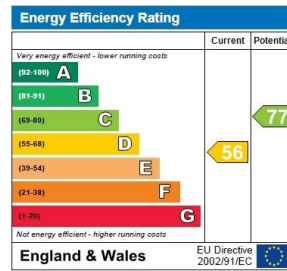
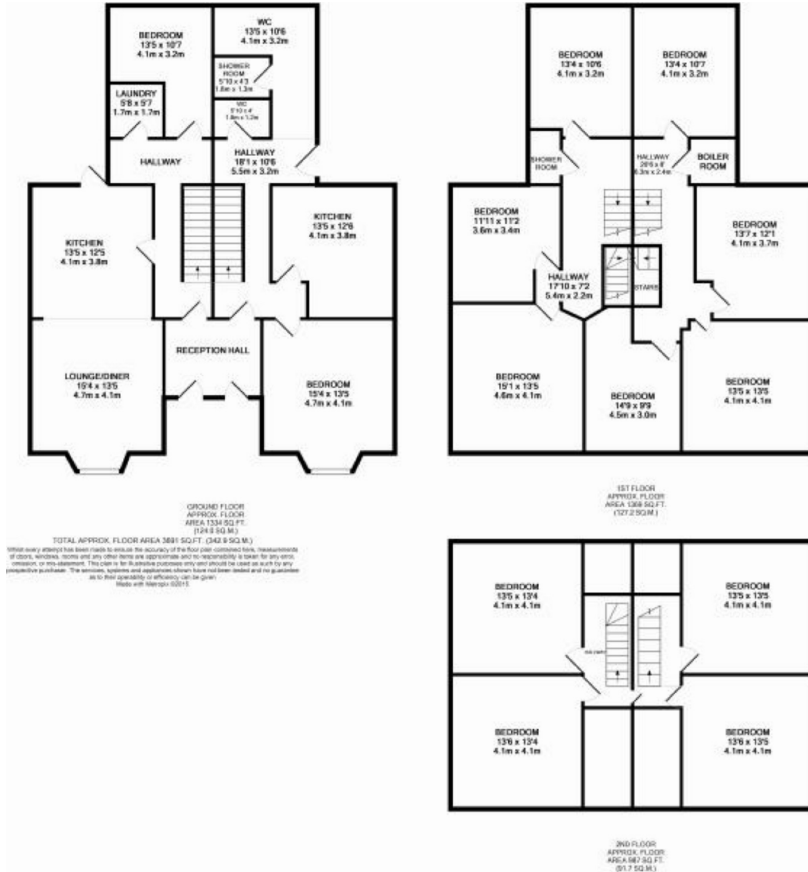
#### **COUNCIL TAX BAND**

Derby City Council - Tax Band

#### **VIEWING**

Strictly by appointment through Scargill Mann & Co - Derby office (BA/SE).





**CONDITIONS OF SALE**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particular have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

**ASHBOURNE  
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