



£95,000

Leabrooks Road, Somercotes DE55 4HB

Terraced House | 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

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

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.

Main Particulars

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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.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

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