



**Regan Road,  
Derby,  
Derby City,  
Derby  
DE24 8YB**

**Offers In Excess Of £225,000**

**bettermove**

## Regan Road, Derby City,

Bettermove are proud to present this 3 bedroom semi-detached house in Derby available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

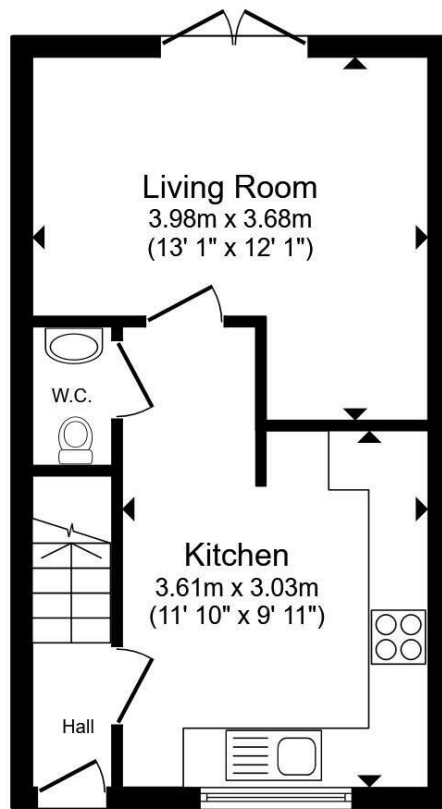
The council tax band is B.

The interior of this beautifully presented property comprises a spacious living room, w/c and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

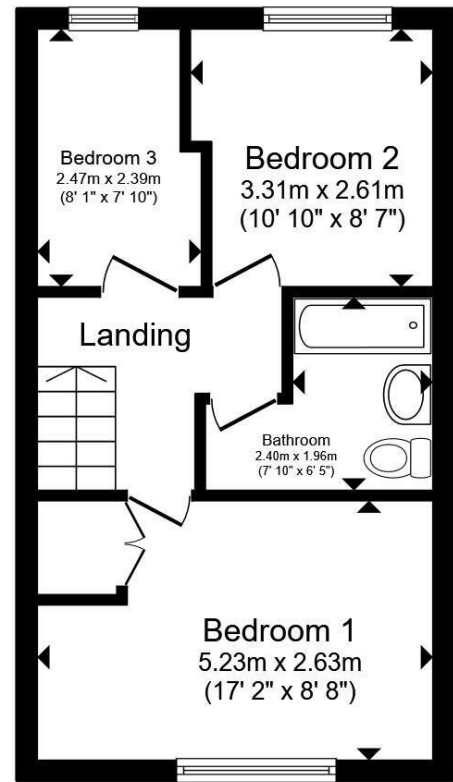
Located in the popular area of Derby, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A514, A5111 and Peartree train station.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





**Ground Floor**



**First Floor**

Total floor area 59.2 m<sup>2</sup> (637 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.propertybox.io](http://www.propertybox.io)



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