



**2 Bed House - Terraced
104 Violet Street, Derby, DE23 8SQ
Offers Over £120,000 Freehold
Approx 818.00 sq ft**



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PROPERTIES

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- Investors Only
- Over 7% Yield
- Tenanted property, £750/month
- Sold with tenants in situ
- 2 cosy reception rooms
- 2 comfortable bedrooms
- Charming period features
- Terraced house on Violet St

Nestled on the charming Violet Street in Derby, this delightful period terraced house offers a unique opportunity for investors seeking a tenanted property. Built in 1900, this home exudes character and charm, making it an attractive addition to any property portfolio.

Spanning an impressive 818 square feet, the house features two well-proportioned reception rooms, providing ample space for relaxation and entertaining. The two bedrooms are comfortably sized, ideal for tenants looking for a cosy living environment. The property also includes a bathroom, ensuring convenience for its occupants.

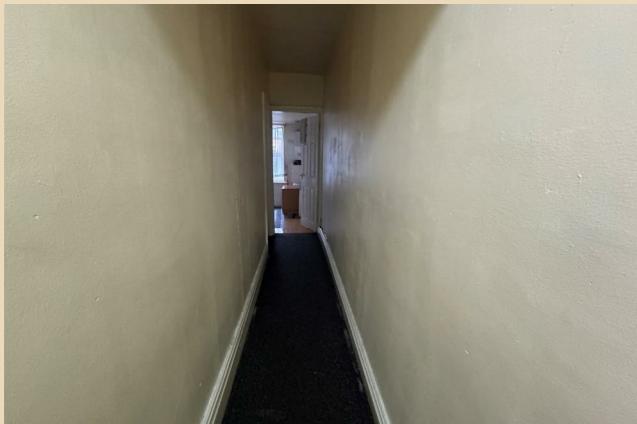
Currently tenanted, the property generates a monthly rental income of £750, making it a sound investment for those looking to benefit from immediate returns. It is important to note that the property is being sold with tenants in situ, catering specifically to investors who appreciate the value of a ready-made rental opportunity.

Violet Street is situated in a vibrant area of Derby, offering easy access to local amenities, transport links, and recreational facilities. This location is sure to appeal to a wide range of tenants, enhancing the property's rental potential.

In summary, this period terraced house on Violet Street presents a fantastic investment opportunity for those looking to expand their portfolio with a well-maintained, tenanted property. With its charming features and prime location, it is not to be missed.

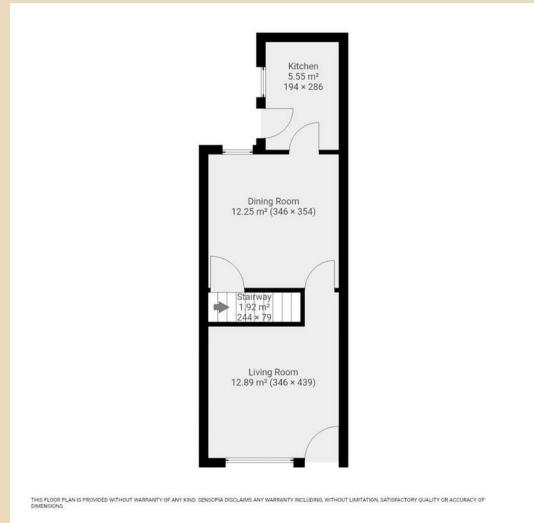
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None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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