

40 Riddings Street, Derby, DE22 3US  
Offers in the region of £145,000  
Council Tax Band: A



Welcome to this charming property located on Riddings Street in Derby! This delightful mid-terrace house, built in 1900, offers a perfect blend of character and modern comfort.

As you step inside, you are greeted by two inviting reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. The property boasts two cosy bedrooms, ideal for a small family, a couple, or even as a spacious home office.

With a well-maintained bathroom, you can unwind after a long day in your own private sanctuary. The property also offers a usable loft space, offering a comfortable living space for you to make your own.

The location of this property is truly unbeatable, situated in the heart of Derby. You'll have easy access to local amenities, schools, and transport links, making it convenient for your daily needs.

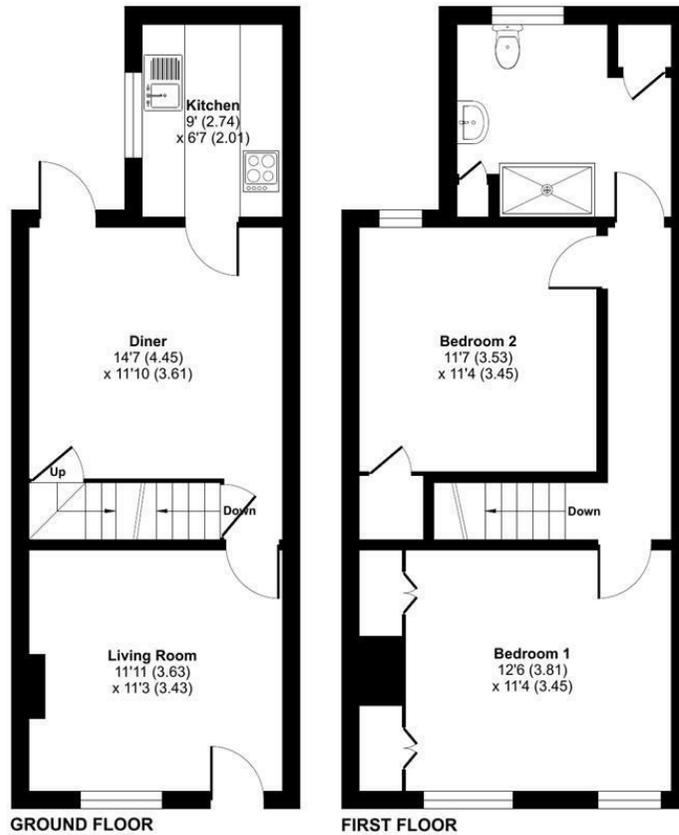


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### Riddings Street, Derby, DE1

Approximate Area = 858 sq ft / 79.7 sq m

For identification only - Not to scale



Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2023. Produced for The Agency UK. REF: 1024245

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>76</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>52</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	