

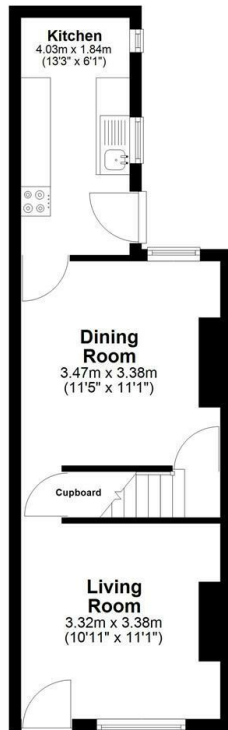


## 67 Francis Street, Derby, DE21 6DD

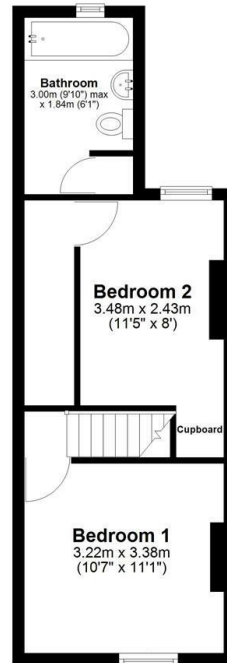
Asking Price £130,000

- Deceptively Spacious Terraced House
- GFCH & DG Throughout
- Close To Local Amenities
- Two Bedrooms
- Council Tax Band A/Freehold/EPC Rating C
- Low Maintenance Rear Garden
- Two Reception Rooms
- Ideal Investment/First time Buy, Early Viewing Recommended

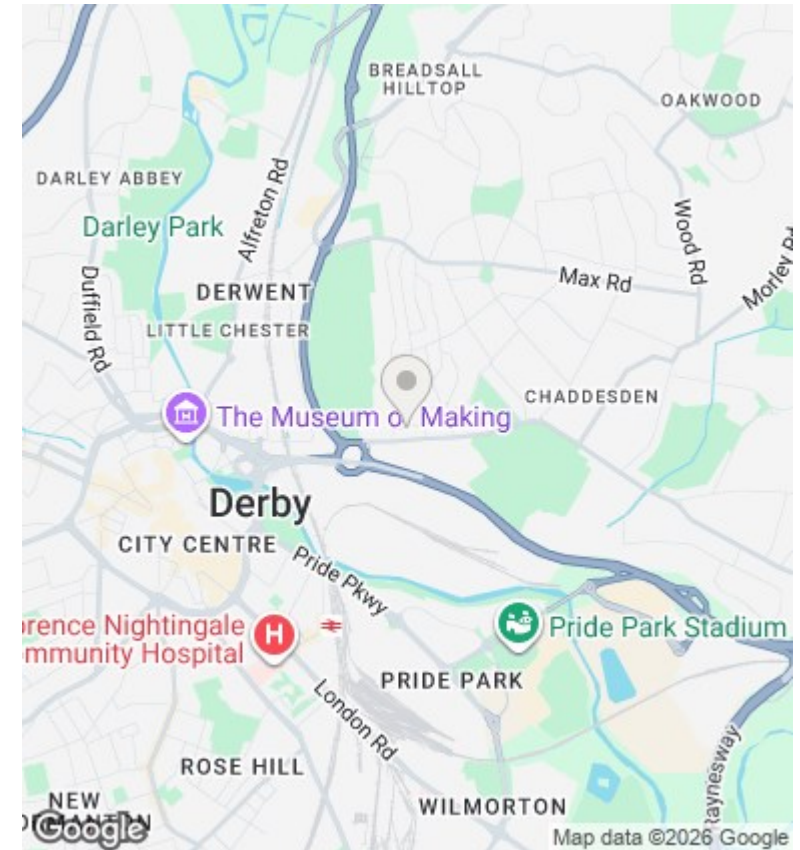
**Ground Floor**  
Approx. 33.8 sq. metres (364.3 sq. feet)



**First Floor**  
Approx. 31.7 sq. metres (340.7 sq. feet)



Total area: approx. 65.5 sq. metres (705.0 sq. feet)



## Directions

## Viewings

Viewings by arrangement only. Call 01332 910111 to make an appointment.

## Council Tax Band

A

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	