



## 24 Melandra Court Upper Boundary Road, Derby, DE22 3RD

Asking Price £110,000

- First Floor Maisonette
- Perfect For AN investor Or First Time Buyer
- Fitted Wardrobes
- Three Good Sized Bedrooms!
- Rental Potential £850-£895pcm
- Off Road Parking
- Close To The City & Royal Derby
- Well Presented Throughout
- Gas Central Heating & Double Glazed Throughout

Directions

One Vernon Street, Derby, Derbyshire, DE1 1FR  
01332 910111

Viewings

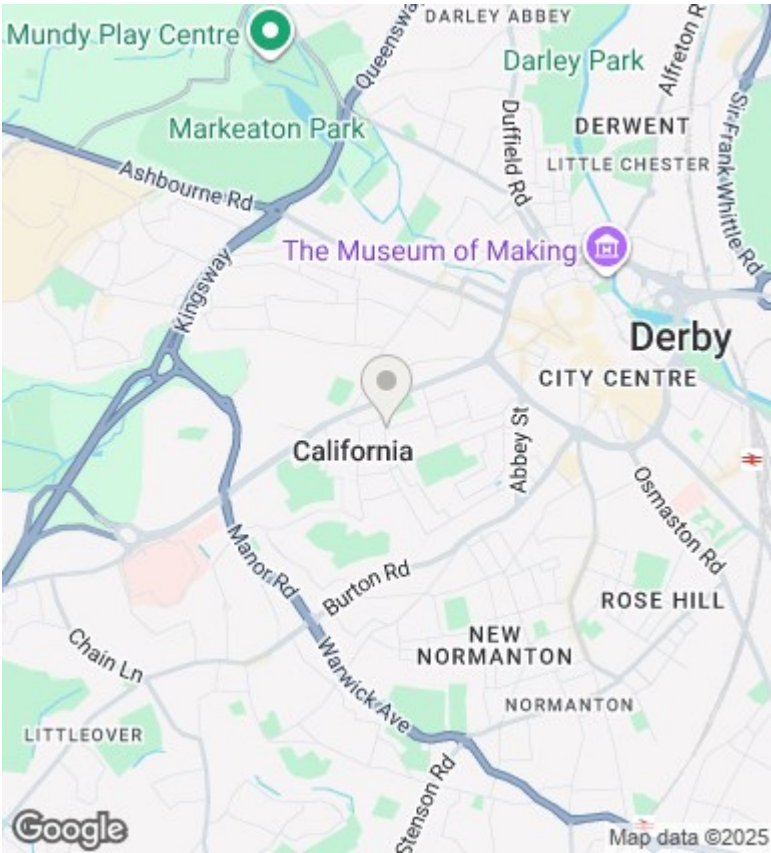
Viewings by arrangement only. Call 01332 910111 to make an appointment.

Council Tax Band

A

EPC Rating:

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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