

Peach Street, Derby. DE22 3EQ

£150,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this spacious three-bedroom Victorian mid-terrace home, ideally located just a short distance from Derby city centre.

Situated in a well-connected and consistently popular area, the property offers excellent access to local amenities, public transport, major road links, and the University of Derby. This makes it an ideal choice for first-time buyers and young professionals seeking a comfortable home with room to grow.

At the same time, the property presents a strong investment opportunity for landlords looking to benefit from Derby's robust student and professional rental markets. With generous room sizes, a practical layout, and potential to improve or convert into a high-yielding HMO (subject to permissions), this property offers great scope for investors.

Demand for quality rental accommodation in the area remains high, making this a smart addition to any portfolio. Early viewing is advised to avoid disappointment.

## FEATURES

- Mid Terraced House
- 3 Bedrooms & 2 Reception Rooms
- Ground Floor Bathroom
- No Chain
- Ideal First Time Buyer Or Buy To Let Investment
- Council Tax Band A
- City Centre Location
- Viewing Advised



## ROOM DESCRIPTIONS

### Ground floor

#### Living room

3.41m x 3.32m (11' 2" x 10' 10") Accessed via a UPVC door from the front elevation, this light and airy reception room features a double-glazed window, a wall-mounted radiator, and laminate flooring.

#### Dining room

3.64m x 3.42m (11' 11" x 11' 2") With a double-glazed window to the rear elevation, this room features a wall-mounted radiator, laminate flooring, and a staircase leading to the first-floor landing with an under-stairs storage cupboard.

#### Kitchen

2.96m x 1.86m (9' 8" x 6' 1") Comprising a range of matching wall and base units with roll-top work surfaces, the kitchen features a 1½-bowl stainless steel sink with mixer taps and complimentary splashback tiling. There is under-counter space with plumbing for a washing machine, an integrated electric oven, and an electric hob with extractor canopy above. The room benefits from part-tiled walls, ceiling spotlights, a tiled floor, and a double-glazed window and door to the side elevation.

#### Bathroom

1.86m x 1.10m (3' 7" x 6' 1") Comprising a three-piece white suite, including a WC, pedestal wash handbasin, and a large shower enclosure with mains-fed shower and attachment. The bathroom features fully tiled walls and floor, a wall-mounted radiator, a double-glazed obscured window, and a wall-mounted chrome heated towel rail.

### First Floor

#### Landing

4.63m x 0.83m (15' 2" x 2' 8") accessed via the dining room with wall mounted radiator, internal doors provide access to all three bedrooms.

#### Bedroom 1

4.61m x 3.37m (15' 1" x 11' 0") With double glazed window to the front elevation, wall mounted radiator and wood effect laminate floor cover.

#### Bedroom 2

3.65m x 3.64m (11' 11" x 11' 11") With a double-glazed window to the rear elevation, wall-mounted radiator, laminate flooring, and a feature storage cupboard providing loft access.

#### Bedroom 3

3.03m x 2.95m (9' 11" x 9' 8") With a double-glazed window to the rear elevation, a wall-mounted radiator, and a storage cupboard housing the gas combination boiler.

### External

#### Outside

This low maintenance rear garden is mainly paved with gravelled seating area, both enclosed on both sides by timber fence boundaries.

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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## FLOORPLAN & EPC

