

Campion Street, Derby. DE22 3EF

£130,000

FOR SALE



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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this spacious two-bedroom Victorian mid-terrace, ideally positioned within walking distance of Derby city centre. The accommodation briefly comprises: a welcoming lounge, separate dining room and fitted kitchen. To the first floor, a landing provides access to two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a low-maintenance rear garden. This property is ideally suited to first-time buyers looking to step onto the property ladder, or buy-to-let investors seeking to capitalise on the area's popularity, particularly with students and young professionals.

## FEATURES

- Mid Terraced House
- 2 Bedrooms & 2 Reception Rooms
- Ideal First Time Buy Or Student Buy To Let
- City Centre Location
- No Upward Chain
- In Need Of Some Refurbishment
- Low Maintenance Garden
- Council Tax Band A



## ROOM DESCRIPTIONS

### Ground Floor

#### Living Room Room

3.62m x 3.61m (11'10" x 11'9") Accessed via a uPVC entrance door to the front elevation, the room features a double glazed window, laminate flooring, TV point, and wall mounted radiator.

#### Dining Room

3.63m x 3.61m (11'10" x 11'9") With the continuation of the laminate floor covering from the lounge, the room also features a staircase leading to the first-floor landing with an understairs storage cupboard, TV point, double glazed window to the rear elevation, and an exposed chimney alcove.

#### Kitchen

2.95m x 2.05m (9'8" x 6'8") Comprising a range of matching wall and base units with roll-top work surfaces, incorporating a single stainless steel sink and drainer with mixer tap and tiled splashback. Integrated electric oven and hob with pull-out extractor canopy above, together with an integrated fridge/freezer. Double glazed windows to the rear and side elevations, double glazed external door, and tiled floor covering.

### First Floor

#### Landing

0.79m x 0.80m (2'7" x 2'7") Accessed via the dining room, the landing provides internal doors to both bedrooms and the bathroom.

#### Bedroom 1

4.64m x 3.68m (15'2" x 12'0") With double glazed windows to the front elevation, wall mounted radiator and laminate floor covering.

#### Bedroom 2

3.70m x 3.65m (12'11" x 11'11") Double glazed window to the rear elevation, wall mounted single radiator, useful over-stairs storage cupboard and laminate floor covering.

#### Bathroom

2.59m x 1.97m (8'5" x 6'5") Comprising a three-piece white suite including a WC, pedestal wash hand basin and panelled bath with mains-fed shower and attachment over, complemented by a curved glass shower screen. Additional features include a double glazed obscured window, wall-mounted extractor fan, part-tiled walls, chrome heated towel rail and a useful storage cupboard housing the gas combination boiler.

### External

#### Outside

The rear garden has been landscaped for easy maintenance, featuring a paved patio area and a gravel seating area, all enclosed 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.







## FLOORPLAN & EPC

