



£130,000

Campion Street, Derby DE22 3EF

Terraced House | 2 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETS

www.derbyshireproperties.com



Step Inside

Key Features

- Mid Terraced House
- 2 Bedrooms & 2 Receptions 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

Property Description

Traditional mid-terrace, two double bedrooms, two reception rooms, first floor bathroom; close to city centre; no onward chain.

Main Particulars

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.

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.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Telephone: 01773 832355

 **DERBYSHIRE
PROPERTIES**
= RAINBOW IN REALTY =

www.derbyshireproperties.com