



£150,000

Peach Street, Derby DE22 3EQ

Terraced House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

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

## Property Description

Located in the heart of Derby city centre, this three-bedroom mid-terrace property offers spacious living accommodation and a ground-floor bathroom.

## Main Particulars

Derbyshire Properties are delighted to present for sale this spacious three-bedroom Victorian mid-terrace house, ideally located within close proximity to Derby city centre. Situated in a popular area for young professionals, first-time buyers, and buy-to-let investors, the property offers excellent potential for those looking to benefit from the local student market.

### 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.

### 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

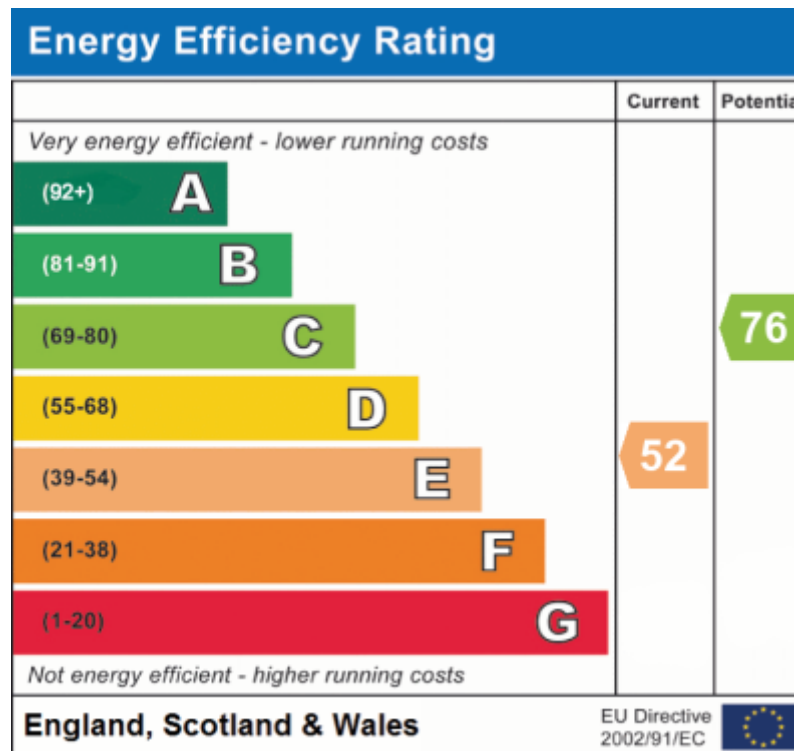
3.03m x 2.95m (9'11" x 9'8") With a double-glazed window to the rear elevation, a wall-mounted radiator, and a storage cupboard housing the gas combination boiler.

Outside

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







Telephone: 01773 832355

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