



£145,000

Brough Street, Derby DE22 3EL

Terraced House | 3 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- No Upward Chain
- Three Bedrooms
- Convenient Access To Derby City Centre
- Viewing Absolutely Essential
- Ideal First Time Buy or Buy To Let Investment
- Enclosed Rear Garden
- Two Reception Rooms
- Upstairs Shower Room & Downstairs Bathroom

Property Description

Offered for sale with no upward chain, this well-presented three-bedroom mid-terrace property, ideally situated in the heart of Derby City Centre.

Main Particulars

Derbyshire Properties are delighted to offer for sale this well-presented three-bedroom mid-terrace property, ideally situated in the heart of Derby City Centre. Conveniently positioned just off Ashbourne Road, the property enjoys excellent access to local amenities, reputable schools, transport links and the city centre, making it an ideal purchase for first-time buyers, young families or buy-to-let investors.

The accommodation is spacious and versatile throughout, beginning with a welcoming living room featuring attractive wood flooring and a front-facing aspect. An inner hallway with useful under-stairs storage leads through to a generous dining room, currently utilised as a second sitting room, offering flexible living space and access to the first floor. Beyond this is a fitted kitchen comprising a range of matching wall and base units, integrated electric oven and hob, plumbing for both a washing machine and dishwasher, space for additional appliances and a wall-mounted gas combination boiler. A rear hallway provides access to the garden and leads through to a well-appointed ground floor bathroom fitted with a three-piece white suite, including a bath with mains-fed shower over.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from a front-facing aspect, laminate flooring and a TV point. The remaining bedrooms overlook the rear garden, with one also offering a useful over-stairs storage cupboard. The first floor is further complemented by an additional shower room fitted with a shower cubicle, electric shower and useful shelving.

Externally, the property benefits from a private enclosed rear garden designed with ease of maintenance in mind, being predominantly paved with a gravelled seating area and enclosed by timber fencing, creating an attractive outdoor space ideal for relaxing or entertaining.

An early internal inspection is highly recommended to fully appreciate the accommodation, versatility and convenient city-centre location on offer.

Location

Situated within a popular and established residential area just off Ashbourne Road, this property enjoys a highly convenient position close to Derby City Centre. The location offers an excellent range of local amenities including supermarkets, independent shops, cafés, restaurants and leisure facilities, all within easy reach.

The property is well placed for access to a selection of well-regarded schools and benefits from excellent transport links, with regular bus services, Derby Railway Station and major road networks including the A38, A50 and M1 all readily accessible. The area is also ideally positioned for those working at the Royal Derby Hospital, University of Derby, Rolls-Royce, Toyota and other major local employers.

Derby City Centre provides a wealth of shopping, dining and entertainment opportunities, whilst nearby Markeaton Park offers extensive green open spaces, walking routes and recreational facilities, making this an ideal location for a wide variety of purchasers.

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		77
(55-68) D	59	
(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	

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