

Brough Street
Derby, DE22 3EL



Well-presented traditional terraced home, ideal for first time buyers and investors. The property benefits from gas central heating and double glazing along with having added features of an extended kitchen and low maintenance rear garden.

NO UPWARD CHAIN

£140,000

John German

Situated in a sought after part of Derby close to the city centre as well as the university and within easy reach of the Royal Derby Hospital, Brough Street is located just off Ashbourne Road with many amenities within walking distance and great transport links.

Entrance to the property is via a uPVC double glazed entrance door that opens into the living room with a matching window overlooking the front elevation. There is a built-in understairs storage cupboard and laminate flooring running through to the dining room which overlooks a small yard area to the rear of the house and a quarter turn staircase rises to the first floor.

The kitchen has been extended and is fitted with a long run of light beech base and eye level units with roll edge worksurfaces and an inset stainless steel sink unit with mixer tap, built-in four ring gas hob with extractor hood over and electric oven beneath. Spaces have been provided for a washing machine and under counter fridge and freezer. Tiled floor, windows to side and rear elevations and a uPVC double glazed rear entrance door.

On the first floor a carpeted landing has doors leading off to the bedrooms and bathroom. The front bedroom is an excellent double with a uPVC double glazed window and fitted carpet. Bedroom two is a smaller double room but with the benefit of a built in storage cupboard, window to the rear and a fitted carpet.

The bathroom is fitted with a "P" shaped bath with shower over and glass screen, low flush WC, vanity wash basin with storage beneath, extensive tiling, built-in airing cupboard and window to the rear.

Outside a shared entry leads to a pathway at the rear of the property providing access to the small yard area which lies adjacent to the rear of the home and a paved garden area which requires minimal maintenance.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/21022025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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