



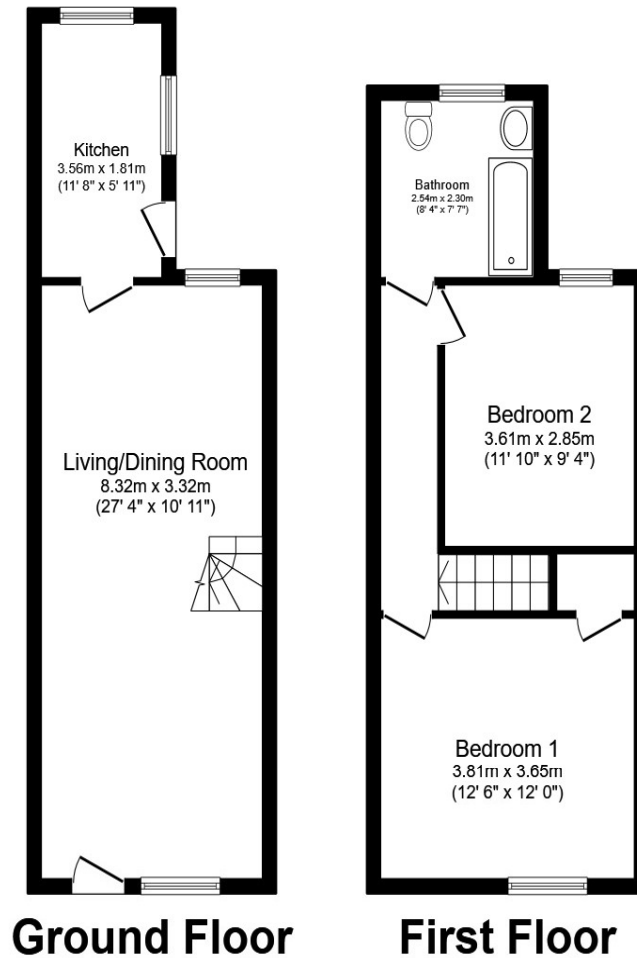
Peel Street, Derby, DE22 3GH

welcome to **Peel Street, Derby**

Located on Peel Street in Derby, this two-bedroom mid-terrace home offers fantastic potential for buyers looking to add value and make a property their own. Entering from the front, you're welcomed into the spacious open-plan lounge and dining area-a bright, sociable space perfect for relaxing or entertaining. To the rear is a separate kitchen with access to the garden, providing a functional layout with scope for modernisation. Upstairs, the property features a well-proportioned primary bedroom to the front, a second bedroom to the side, and a family bathroom positioned at the rear. While the home does require improvement throughout, it presents an excellent opportunity for first-time buyers, downsizers, or investors seeking a project with great long-term potential.

Peel Street is ideally positioned close to Derby city centre, offering easy access to a wide range of amenities including shops, cafés, parks, and transport links. With excellent bus routes, proximity to the Ring Road, and nearby local schools, it's a convenient and well-connected location. The area is popular with young professionals and families, making it a strong choice for both living and investment.





Lounge/ Dining

27' 3" MAX x 10' 9" MAX (8.31m MAX x 3.28m MAX)

Kitchen

11' 5" MAX x 5' 9" MAX (3.48m MAX x 1.75m MAX)

Bedroom 1

12' 5" MAX x 11' 9" MAX (3.78m MAX x 3.58m MAX)

Bedroom 2

11' 8" MAX x 9' 4" MAX (3.56m MAX x 2.84m MAX)

Bathroom

Total floor area 71.9 m² (774 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Peel Street, Derby, DE22 3GH

- Two-bedroom mid-terrace home
- Open-plan lounge and dining area
- Separate kitchen to the rear
- First-floor bathroom
- Requires improvement, great potential

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£120,000

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Property Ref:
DBY121303 - 0004

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Please note the marker reflects the postcode not the actual property