

CURRAN  
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CO



High Street  
Repton, Derby  
£200,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



NO CHAIN – A modern, three-storey, two double bedroom mid-townhouse, situated within a conservation area in the heart of the highly sought-after historic South Derbyshire village of Repton. Presented throughout in a tasteful neutral decoration the property offers exciting potential for remodelling and personalisation. It would be ideally suited to a first-time buyer or young professionals.

This well-proportioned home is arranged over three floors. The ground floor comprises an entrance hallway with access to the single integral garage, which incorporates a utility area. The first-floor landing leads to a spacious living room and kitchen area. On the second floor, there are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a driveway providing off-road parking for two vehicles, an integral garage, and a private rear garden.





## The Detail

The accommodation is thoughtfully arranged to maximise both space and functionality. The ground floor opens into an entrance hallway with internal access to the integral garage, which in turn leads to a useful utility area at the rear — a practical addition with direct access to the garden.

The first floor forms the main living space, comprising a spacious lounge with a pleasant rear outlook and a fitted kitchen featuring a range of base and wall units, integrated oven and gas hob, and space for further appliances. This level offers a natural separation between living and sleeping accommodation, ideal for modern lifestyles.

To the second floor are two well-proportioned double bedrooms, both enjoying good natural light, along with a modern bathroom fitted with a panelled bath and shower over, wash basin and wc.

Externally, the enclosed rear garden provides a private courtyard-style setting, while the driveway approach allows off-road parking for two vehicles in addition to the garage.







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## The Location

Repton remains one of South Derbyshire's most desirable villages, known for its period architecture, independent spirit and strong sense of community. Positioned along the High Street, the property sits within easy reach of everyday amenities including local cafés, traditional pubs and village shops. The area is particularly renowned for Repton School, whose historic grounds form part of the village's character.

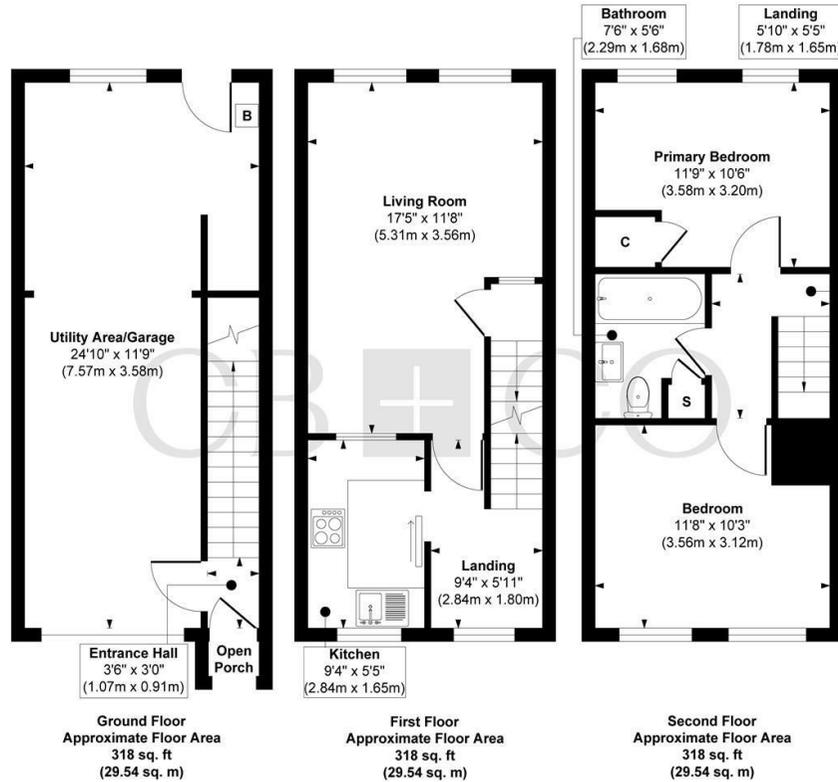
For dining and relaxed evenings, residents enjoy venues such as The Bulls Head and The Boot Inn, both popular with locals. Countryside walks are readily accessible along the River Trent and surrounding rural paths, offering a balance of village tranquillity and connectivity. Excellent road links provide straightforward access to Derby, Burton upon Trent and the A38, making it a practical yet characterful place to call home.







High Street, Repton, Derby



Approx. Gross Internal Floor Area 954 sq. ft / 88.62 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

## The Particulars

- Modern Three-Storey Townhouse in The Heart Of Repton Village
- Tasteful Neutral Presentation - Exciting Potential for Personalisation
- Ideal For First Time Buyers, Professionals or Investment Purchase
- Gas Central Heating & uPVC Double Glazing
- Ground Floor - Entrance Hallway, Single Integral Garage with Utility Area
- First Floor - Spacious Living Room & Fitted Kitchen
- Second Floor - Two Double Bedrooms & Bathroom
- Driveway to Front - Enclosed Low-Maintenance Rear Garden
- Highly Sought after and Historic South Derbyshire Village
- No Upward Chain

### Size

Approx 954.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

B

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*Let's Talk*

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