



CURRAN  
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Campion Street

Derby

Offers in excess of: £170,000



# CURRAN BIRDS + CO

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



**PERIOD TERRACE WITH ATTIC CONVERSION - IDEAL FIRST TIME BUY OR INVESTMENT** - A traditional, three/four double bedroom mid-terraced property with attic conversion, set within this ever popular location, off Slack Lane. The property offers potential for multiple room letting with potentially four lettable rooms and is located within this highly popular investment location being conveniently positioned close to several Derby University Sites, The Royal Derby Hospital and Derby City centre.

The property has the benefit of gas central heating, double glazing and in brief comprises: reception room/ground floor bedroom, living room and fitted kitchen. The first floor landing leads to two double bedrooms and a four piece bathroom suite. The second floor landing leads to an attic bedroom with study area and loft storage.

Outside there is an enclosed garden to the rear with patio area and planting beds and walled and fence panelled boundary









## The Detail

This well-maintained traditional mid-terraced home is situated in the ever-popular area just off Slack Lane. The location offers excellent convenience, with easy access to several University of Derby sites, the Royal Derby Hospital and Derby city centre. As such, it is a highly attractive investment opportunity, with potential for multi-room letting and the prospect of a strong rental yield.

The ground floor is entered via a double-glazed front door into a reception room, which could also be used as a ground floor bedroom. An inner hallway provides access to the cellar and the living room. The living room features oak-effect flooring, a window to the rear elevation, and doorways leading to the kitchen and the staircase rising to the first-floor landing.

The kitchen is fitted with grey high-gloss units with stainless steel handles, granite-effect worktops, and a stainless steel sink and drainer. There is a cooker with a gas hob, along with appliance space and plumbing for a washing machine. A window overlooks the rear garden, and a side door provides direct access outside.

On the first floor, a passaged landing leads to two double bedrooms and a contemporary bathroom fitted with a four-piece suite comprising a panelled bath, separate shower with chrome fittings, low-flush WC, and wash hand basin. An obscure-glazed window faces the rear elevation. From the second-floor landing, there is access to a converted loft, which provides an attic bedroom with a study area and additional eaves storage.

Externally, the property benefits from a pleasant rear garden featuring a raised patio area and planted beds. The garden is fully enclosed by a combination of walling and fence panels.









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## The Location

Campion Street enjoys a highly convenient setting just off Ashbourne Road, moments from Derby City Centre. The location offers easy access to the University of Derby, making it particularly appealing to professionals, students and investors alike. Local amenities are plentiful, with independent cafés, supermarkets, and everyday conveniences all close by.

Residents enjoy a rich mix of nearby attractions such as the popular Markeaton Park, offering open green spaces, walking trails, park runs and a range of recreational facilities.

The property is also within easy reach of Friar Gate, known for its excellent choice of restaurants, lively bars and relaxed dining venues. This prime position combines the energy of city living with a comfortable, community feel—ideal for those seeking accessibility without compromise.





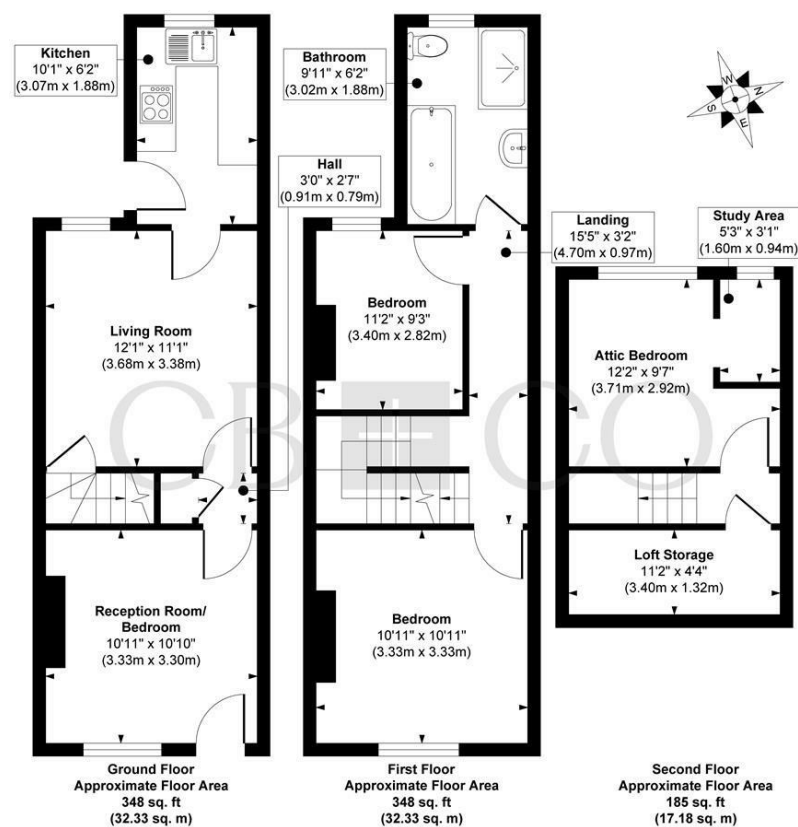








## Campion Street, Derby



**Approx. Gross Internal Floor Area 881 sq. ft / 81.84 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Traditional Mid Terraced Home with Attic Conversion
- Ideal Investment or First Time Buy
- Potential for Multi Room Letting - 4 Lettable Rooms
- Gas Central Heating & Double Glazing
- Reception Room/Ground Floor Bedroom, Living Room & Kitchen
- First Floor - Two Bedrooms & Four Piece Bathroom Suite
- Second Floor - Attic Bedroom with Study Area & Loft Storage
- On Street Parking & Enclosed Rear Garden
- Easy Access to Several Derby University Sites & Close to City Centre
- No Chain Involved

### Size

Approx 881.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

A



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Let's *Talk*

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