

CURRAN  
BIRDS  
+ CO

50, DE22  
£140,000





# CURRAN BIRDS + CO

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



NO CHAIN, IDEAL FIRST TIME BUY - A well-maintained two-bedroom mid-terrace property offering practical and well-proportioned accommodation, ideal for first-time buyers or buy-to-let investors. The home provides two reception rooms, a fitted kitchen with access to the rear garden, and a generous family bathroom.

Presented in good condition throughout, the property is ready for immediate occupation with scope for personalisation if desired. An enclosed rear garden adds useful outdoor space, while on-street parking is available to the front. Offered to the market with no upward chain, this property represents an attractive opportunity in a convenient city centre location close to key amenities and transport links.

















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Peach Street

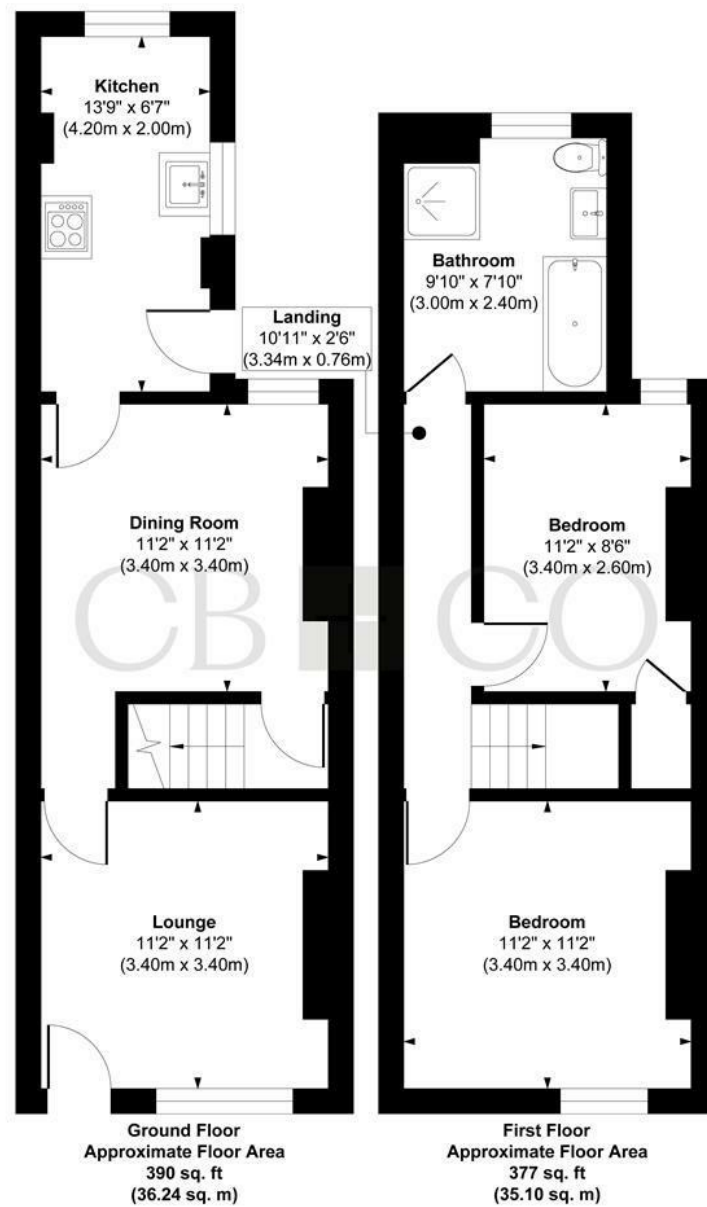


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

## The Particulars

- Traditional City Centre Mid Terrace Home
- No Upward Chain, Vacant Possession
- Two Double Bedrooms
- Lounge, Dining Room And Modern Kitchen
- Four Piece Family Bathroom
- Easy To Maintain Garden
- Ideal For First Time Buyers And Investors
- Close To Derby University
- Short Walk To Bars, Shops And Gyms
- Well Presented Accommodation

### Size

Approx 850.36 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

A

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Let's *Talk*

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