

Sherwin Street

Derby, DE22 1GN



John German



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No upward chain. Well maintained two double bedroom terraced home with two reception rooms, modern first floor bathroom, low maintenance garden and outbuilding. Ideally located close to the University, schools, city centre and A38, making it ideal for first time buyers, families or investors.

£185,000

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Offered for sale with no upward chain, this well maintained two double bedroom terraced property is situated in a sought after location, ideally placed for the University of Derby, schools, the city centre, local amenities and offering swift access to the A38. The property would make an excellent purchase for a first time buyer, investor, families, single person or couple, with practical accommodation throughout and the added benefit of fibre to the property, making it well suited to those working from home.

The accommodation comprises two reception rooms, providing flexible living and dining space, together with a fitted kitchen to the rear. Upstairs are two generously sized double bedrooms and a modern first floor bathroom, which was replaced in 2023. Externally, the property benefits from a low maintenance enclosed rear garden with a useful outbuilding for additional storage. Residents' on-street parking is available via a permit at a small annual cost. The property has been well cared for and offers further peace of mind with a new boiler installed in 2022, complete with a guarantee until 2032. The gas safety check and boiler service were most recently carried out in April 2026, while the Electrical Installation Condition Report (EICR) was completed in June 2026. Combining a convenient location with well presented accommodation and a range of recent improvements, this is a property ready to move into or let out with minimal further work required.

Entering the property through a uPVC front door, you are welcomed into the sitting room, a well proportioned reception room featuring built-in cupboards and shelving, which also house the gas meter. Character features include moulded corncicing, a decorative picture rail and ceiling rose. A doorway leads through to the dining room. The dining room provides a versatile second reception space, ideal for dining or additional living accommodation, and benefits from a decorative picture rail. From here, there is access to the kitchen, while the staircase rises to the first floor. Positioned to the rear of the property, the kitchen is fitted with rolled edge work surfaces incorporating a stainless steel sink with drainer and chrome mixer tap, complemented by tiled splashbacks. There is a range of base and wall mounted units, integrated fridge, separate integrated freezer, integrated electric oven and grill, four ring electric hob with extractor hood over, and space for additional appliances. A uPVC door leads out to the enclosed rear garden.

The first floor landing provides access to both double bedrooms and the bathroom. Bedroom one is a spacious double room situated to the front of the property, while bedroom two is also a comfortable double and benefits from a useful overstairs storage cupboard.

Completing the accommodation is the modern bathroom, fitted with a white three-piece suite comprising a vanity wash hand basin with storage beneath, low level WC and a P-shaped bath with chrome mixer tap and mains-fed shower over. The room also benefits from a chrome heated towel rail, electric extractor fan and the wall-mounted Vaillant combination boiler.

Outside, the low maintenance rear garden provides an ideal space to enjoy with minimal upkeep. A useful brick-built outbuilding offers excellent additional storage and includes appliance space and plumbing for both a washing machine and separate tumble dryer.

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: Standard **Parking:** On-street residents permits available **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains **Heating:** 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/>

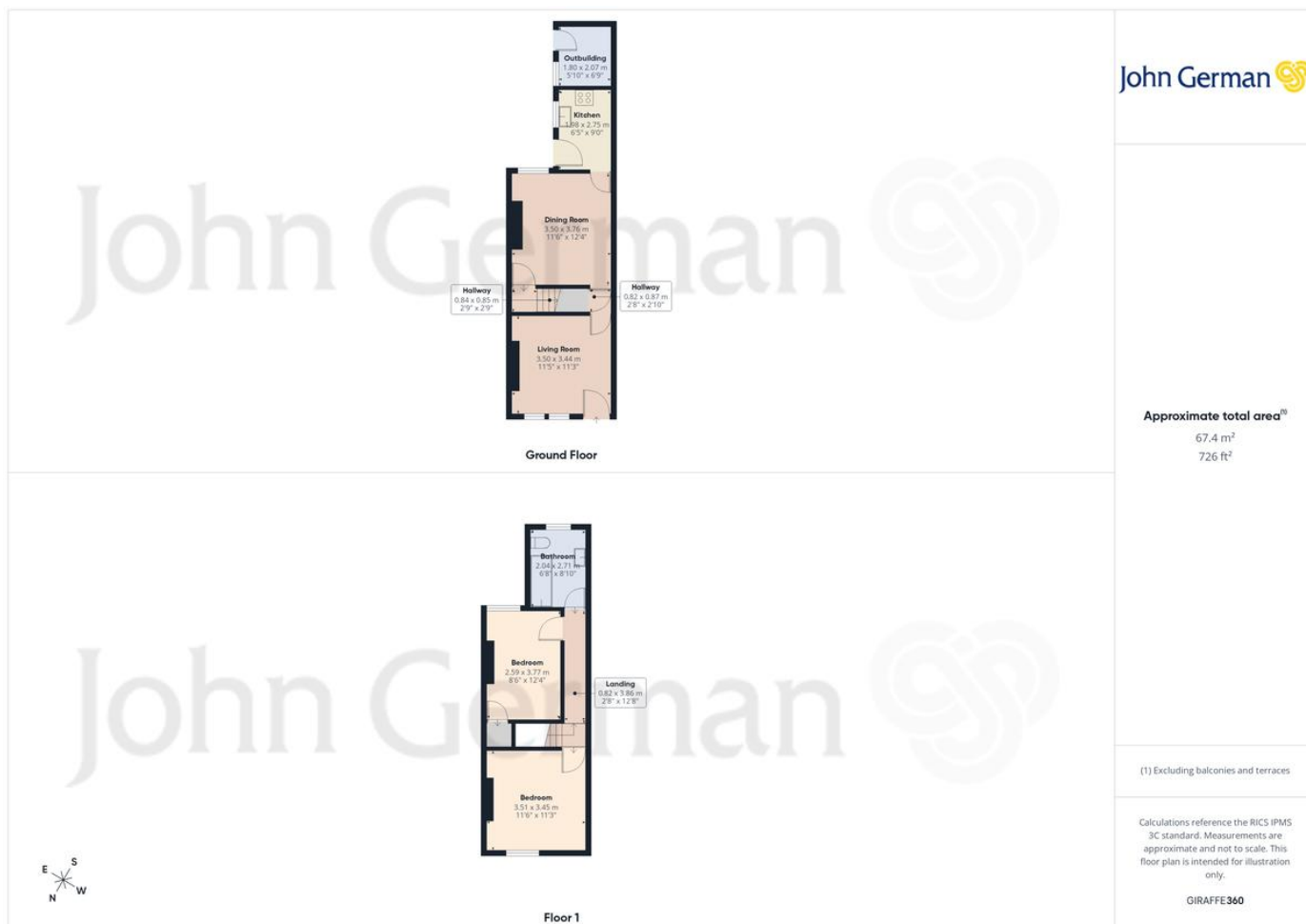
Local Authority/Tax Band: Derby City Council / Tax Band B

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

Our Ref: JGA/06072026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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