Peel Street

Derby, DE22 3GG

Operated as a student let, the property is achieving £1712 pcm inclusive of utility bills (£20,000 per annum), making it an attractive option for investors seeking a ready-made set-up (Up to date with all essential certificates and boiler under warranty). For owner-occupiers, the layout can suit a family home.

Offers over £173,000

John German

The property is located within the student catchment area for the university of Derby campuses and is a registered HMO with 4 rooms. It generates £1,712 rent per month (£20,000 per annum), although is being offered with vacant possession from the 1st of September 2026. The rooms are currently listed on the University of Debry website for the next academic year.

Located in this ever popular location in the Ashbourne Road area of Derby, close to Derby City centre and within easy walking distance of many of the main Derby University sites. The wider area benefits from everyday shops, takeaways and transport links along Ashbourne Road with a regular bus service, plus Markeaton Park nearby for green space. The Royal Derby Hospital is also around 1.2 miles away.

The property has gas central heating with a combination boiler still under warranty until October 2034, and uPVC double glazing. There are Gas Safety (valid till Oct 2026) and Electrical Safety (valid till Feb 2027) certificates in place as well as valid wired in fire alarms (valid till June 2036).

Entrance to the property is via the rear along the shared side passage with gated access into the rear garden. The rear entrance door opens into the kitchen fitted with a range of units with roll edge work surfaces, sink drainer unit with mixer tap, tiled splashbacks, built-in oven and halogen four ring hob with extractor canopy over, cupboard housing the wall mounted combination boiler, uPVC double glazed window to the rear elevation, ceramic tiled floor and door giving access to the cellar. The cellar is divided into three compartments: - compartment one - 11'11" x 6'1" (3.63m x 1.85m) - with power and light, compartment two - 6' x 4'10" (1.83m x 1.47m) - access to the electric meter, fuse box and gas meter, compartment three - 6'4" x 6'1" (1.93m x 1.85m).

The living room has a window overlooking the rear garden and a door into the inner hallway. The inner hallway leads to the front ground floor bedroom with stairs rising to the first floor landing.

The ground floor front bedroom has a window to the front and there is a uPVC double glazed front entrance door ideal if you want to return it to a second reception room.

On the first floor a central landing provides access to all three bedrooms and a shower room which is fitted with a white three piece suite comprising pedestal wash hand basin, low level w.c, and a single shower cubicle.

Outside - To the rear of the property there is a generous garden with blue brick paved path, seating area, large gravelled and soil beds and planting border. The garden is enclosed by a walled and fence panelled boundary. Access is gained to a passageway which leads onto Peel Street.

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: Traditional
Parking: On road
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC - 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 A
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/09072026
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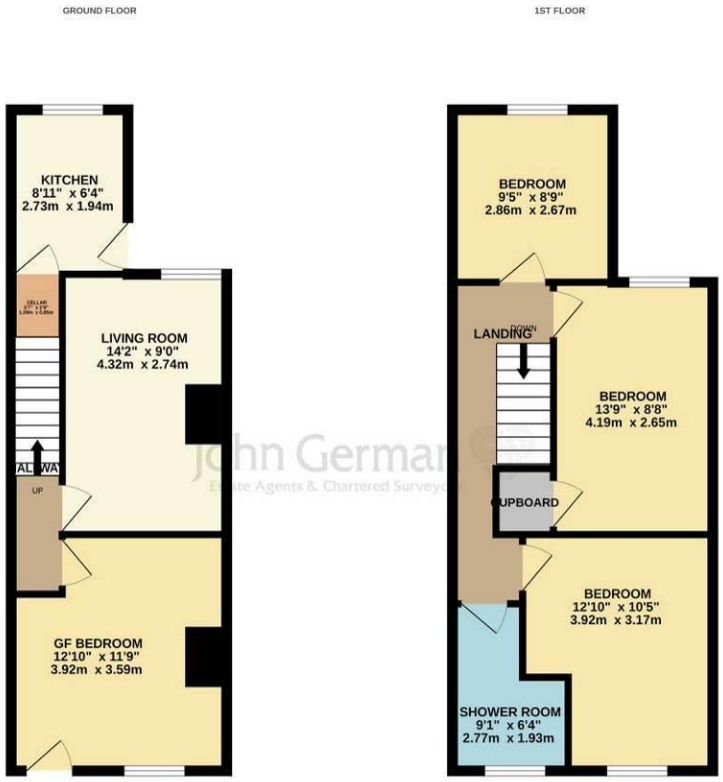

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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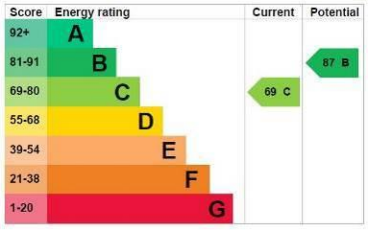

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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