



HOWE STREET, DERBY

PRICE £140,000

3 BEDROOM

| 1 BATHROOM

| 2 RECEPTION



WELCOME TO HOWE STREET

EXTENDED TERRACED HOME - IDEAL FIRST TIME BUY OR INVESTMENT - A traditional three/four-bedroom mid-terraced property, situated in this ever-popular location just off Slack Lane. Offering excellent potential as a multi-room investment, the property provides up to four lettable bedrooms and is ideally positioned within a highly sought-after rental area, conveniently located close to several University of Derby sites, the Royal Derby Hospital and Derby City centre.

The property benefits from gas central heating and double glazing throughout, and briefly comprises a reception room/ground floor bedroom, living room, fitted kitchen, rear hallway and ground floor bathroom. To the first floor, the landing leads to two double bedrooms and a further single bedroom.

Outside, there is an enclosed rear garden with a patio area and a good-sized timber-framed shed/store.

THE DETAIL

The accommodation is entered through a double glazed entrance door into a ground floor bedroom/dining room. This is currently used as Bedroom One, together with a spacious living room, a fitted kitchen and a ground floor bathroom. The living room features stairs rising to the first floor and an open archway leading into the kitchen.

The kitchen is fitted with a range of matching wall and base units with complementary work surfaces, an inset sink unit and a double glazed window to the side elevation, with access through to the bathroom. The bathroom comprises a low-level WC, wash hand basin and panelled bath with shower over, complemented by a heated towel rail and an obscure UPVC double glazed window to the rear.

To the first floor, the landing leads to three further bedrooms. The second bedroom is a generous double bedroom and overlooks the front of the property, while the third bedroom benefits from fitted wardrobes and useful over-stairs storage, and provides loft access. The fourth bedroom is positioned to the rear and provides a comfortable single room, ideal for continued rental use.

Externally, the property has an enclosed rear garden designed for low maintenance, with access to a good sized timber shed/store.

The property offers four lettable rooms and is currently let to three tenants,. The current weekly rents are £95, £90 and £75 per person. Further tenancy and rental information is available upon request.

Early viewing is highly recommended to fully appreciate the accommodation, convenient location and excellent investment potential on offer.

CB+CO





The Location

Howe 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.

AML Verification

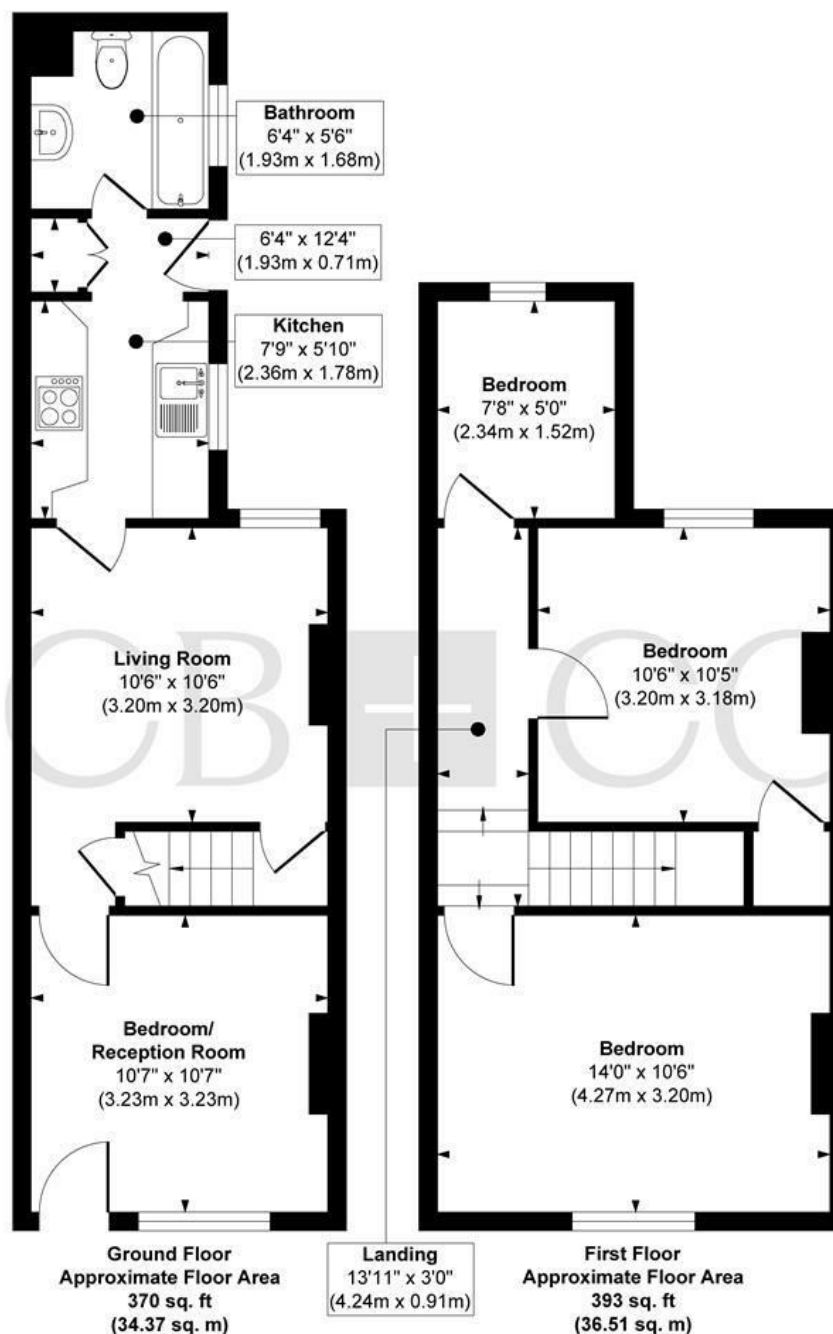
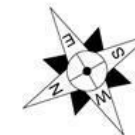
In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.







Howe Street, Off Slack Lane, Derby



Approx. Gross Internal Floor Area 763 sq. ft / 70.88 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

763.00 sq ft

EPC RATING

D

COUNCIL TAX BAND

A

- Extended Traditional Three Bedroom Mid Terraced Home
- Ideal Investment or First Time Buy
- Four Lettable Rooms - Currently Let - Sold with Vacant Possession
- Well Presented Home - Gas Central Heating & Double Glazing
- Ground Floor - Reception Room/Bedroom, Living Room, Kitchen & Ground Floor Bathroom
- First Floor - Three Bedrooms
- Enclosed Rear Garden with Good Sized Shed
- Easy Access to Derby City centre & Markeaton Park
- Close to Several Derby University Sites & The Royal Derby Hospital
- No Chain Involved

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

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