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2 Bed House - Terraced

76 Sherwin Street  
Derby  
DE22 1GN

£1,050 Per Calendar Month

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Fletcher  
& Company

76 Sherwin Street  
Derby  
DE22 1GN



- Available Mid-February 2026 - Great Location
- Neutrally Decorated Throughout
- Two Reception Rooms
- Two Double Bedrooms
- Located Off Kedleston Road
- Traditional Mid-Terrace Property
- Popular Residential Area
- Amazing Road And Travel Network Surrounding
- Character Features

Available Mid-February 2026 - A superbly presented and re-decorated two bedroom property situated within the Darley Abbey area, offering superb access to Derby University, Derby City, A38, A50, A52 and other great road networks/ transport links. This property really is situated in a great location.

The property further benefits from gas central heating and briefly consists of; lounge/bedroom three, inner lobby with door giving access to cellar, dining room/ reception room 2 and the kitchen. The first floor passageway landing leads to two double bedrooms and a nicely fitted four piece bathroom.





## The Accommodation

### Ground Floor

#### Lounge/Bedroom Three

11'3" x 11'0" (3.43 x 3.36)

With chimney breast, wood skirting boards, wood flooring, radiator, high ceiling, coving to ceiling, sealed unit double glazed window with aspect to the front, panelled entrance door with window over and stripped internal panelled door.

#### Inner Lobby

With wood flooring and door giving access to cellar.

#### Cellar

11'6" x 11'4" (3.52 x 3.46)

With power and lighting.

#### Dining Room

12'7" x 11'1" (3.86 x 3.38)

With high ceiling, coving to ceiling, staircase leading to the first floor with pine balustrade, wood skirting boards, wood flooring, radiator, sealed unit double glazed window with aspect to the rear and open space leading into the kitchen.

### Kitchen

12'4" x 6'4" (3.77 x 1.94)

With single stainless steel sink unit with hot and cold taps, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with matching worktops, built-in four ring electric hob with extractor hood over, built-in electric oven and space with plumbing for automatic washing machine. Tiled flooring, wall mounted central heating boiler, double glazed window with aspect to the rear, single glazed window with aspect to the side and half glazed door giving access to the private garden.

### First Floor

#### Passageway Landing

15'5" x 2'8" (4.72 x 0.82)

With high ceiling, access to the roof space and wood skirting boards.

#### Double Bedroom One

11'2" x 10'6" (3.41 x 3.21)

With wood flooring, wood skirting boards, high ceiling, two built-in wardrobes, radiator, sealed unit double glazed window with aspect to the front and internal panelled door.

### Double Bedroom Two

12'3" x 8'5" (3.75 x 2.57)

With high ceiling, wood flooring, radiator, built-in wardrobe, double glazed window with aspect to the rear and internal panelled door.

### Bathroom

9'1" x 6'9" (2.78 x 2.06)

In white with bath, pedestal wash hand basin, low level WC, separate shower cubicle with shower, towel rail/radiator, double glazed obscure window and internal panelled door.

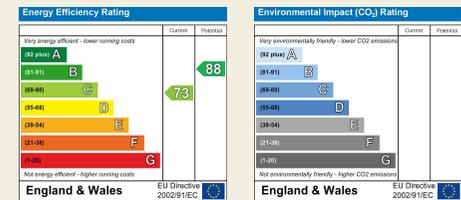
### Private Garden

To the rear of the property is a private, enclosed, low maintenance rear garden.

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