

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.

£165,000

John German 

The property is located within the student catchment area for the university of Derby campuses and is a licenced 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 Derby 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

Electricity supply: Mains

Sewerage: Mains

(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

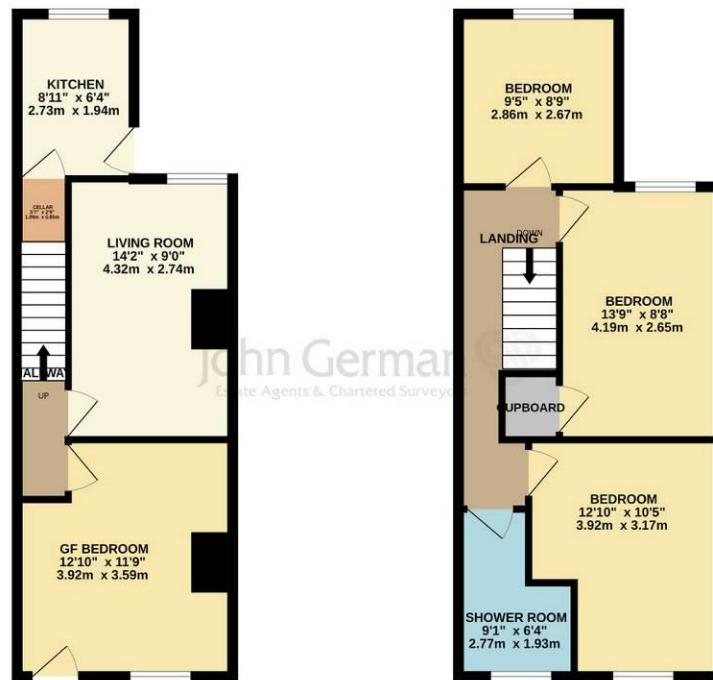
Our Ref: JGA/09072026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

GROUND FLOOR

1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German
 Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB
 01332 943818
 derby@johngerman.co.uk

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.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent