



2 Bed House - Terraced

62 Peet Street, Derby DE22 3RF
Offers Around £135,000 Freehold



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Fletcher & Company

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- Late Victorian Terrace Property of Style & Character
- Walking Distance to Derby City Centre – Easy Access to Royal Derby Hospital
- Gas Central Heating & Double Glazing
- Lounge, Dining Room, Kitchen
- Useable Cellar for Storage/Gym
- Two Bedrooms & First Floor Bathroom
- Private Generous Sized Enclosed Rear Garden
- No Chain Involved – Character Features
- Ideal for First Time Buyer or Couple

This charming late Victorian two bedroom terraced house presents an excellent opportunity for first-time buyers or couples seeking a delightful home.

One of the standout features of this property is the generous-sized enclosed rear garden, offering a private outdoor space.

With no chain involved, this home is ready for you to move in without delay.

Additionally, the property offers easy access to the Royal Derby Hospital, making it a convenient choice for healthcare professionals or anyone needing quick access to medical facilities.

The Location

The property's location on Peet Street off Uttoxeter New Road offers easy access into Derby City centre which offers a complete range of services including a bus and train station and large shopping centre with food quarter and cinema. Convenient access is also provided to Royal Derby Hospital and Derby University's various campuses throughout the city. Darley Park and Markeaton Park are also within easy reach. Nearby transport links include the A38, A52 and M1 motorway as well as East Midlands Airport.

Accommodation

Ground Floor

Lounge

11'10" x 11'8" (3.63 x 3.57)

With fireplace, chimney breast, high ceiling, coving to ceiling, radiator, double glazed window to front, entrance door and internal stripped panelled door.



Dining Room

12'2" x 11'10" (3.73 x 3.62)

With chimney breast with fireplace alcove and exposed stone lintel, high ceiling, radiator, double glazed window overlooking rear garden, stripped panelled door giving access to staircase which leads to the first floor and additional pine panelled door giving access to kitchen.



Kitchen

8'9" x 5'10" (2.69 x 1.80)

With single stainless steel sink unit with mixer tap, wall and base cupboards, worktop, electric hob with extractor hood over, built-in electric fan assisted oven, fridge, plumbing for automatic washing machine, style splashbacks, tile flooring, radiator, wall mounted combination boiler, double glazed window to rear and panelled door giving access to private enclosed rear garden.



Cellar

11'7" x 5'4" & 11'7" x 5'4" (3.54 x 1.65 & 3.55 x 1.63)

A usable two chamber cellar with power, lighting, wood effect floor, wood skirting boards and providing good storage for cycle bikes or could even be used as a gym.



First Floor Passageway Landing

12'1" x 2'9" (3.70 x 0.85)

With radiator and access to roof space.

Bedroom One

11'10" x 11'10" (3.63 x 3.61)

With chimney breast with period style decorative fireplace, deep skirting boards and architraves, high ceiling, radiator, double glazed window to front and internal pine panelled door.



Bedroom Two

12'2" x 8'9" (3.73 x 2.67)

With chimney breast with period style display fireplace, deep skirting boards and architraves, wood effect floor, high ceiling, radiator, double glazed window to rear and internal pine panelled door.



Bathroom

8'9" x 6'1" (2.68 x 1.86)

With bath with mixer tap/shower attachment, pedestal wash handbasin, low level WC, tile flooring, tile splashbacks, radiator, double glazed window to rear and internal stripped panelled door.

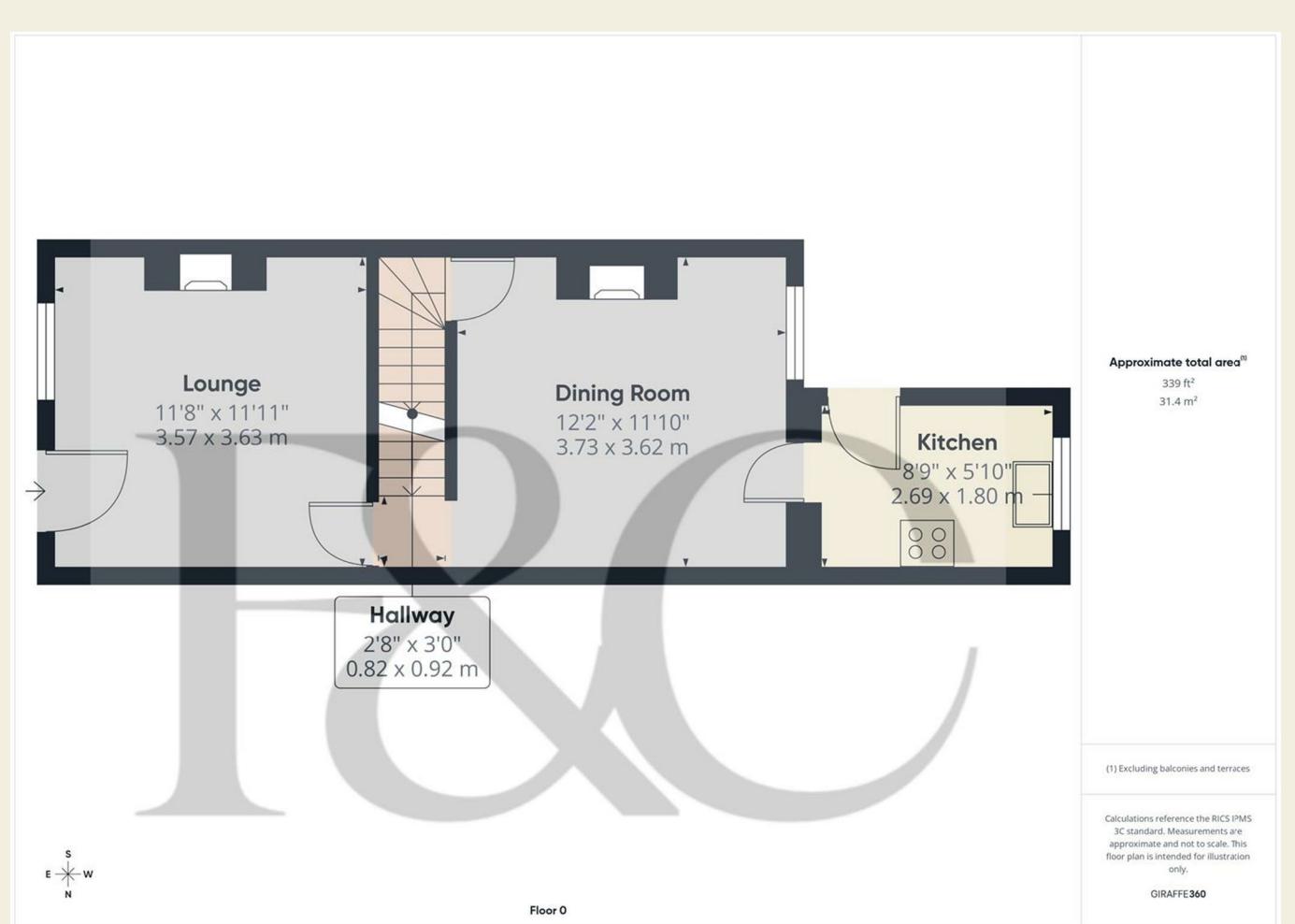


Garden

Being of a major asset to the sale of this particular property is its generous sized, fully enclosed, private rear garden laid to lawn with patio, gravel beds and enclosed by fencing with side access gate.



Council Tax Band A



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. Fletcher & Company 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.



Approximate total area⁽¹⁾
336 ft²
31.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1



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Cellar

11'7" x 5'5"

3.54 x 1.65 m

Cellar

11'7" x 5'4"

3.55 x 1.63 m

Approximate total area⁽¹⁾

140 ft²

13 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor -1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	86	65
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	