

## 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.

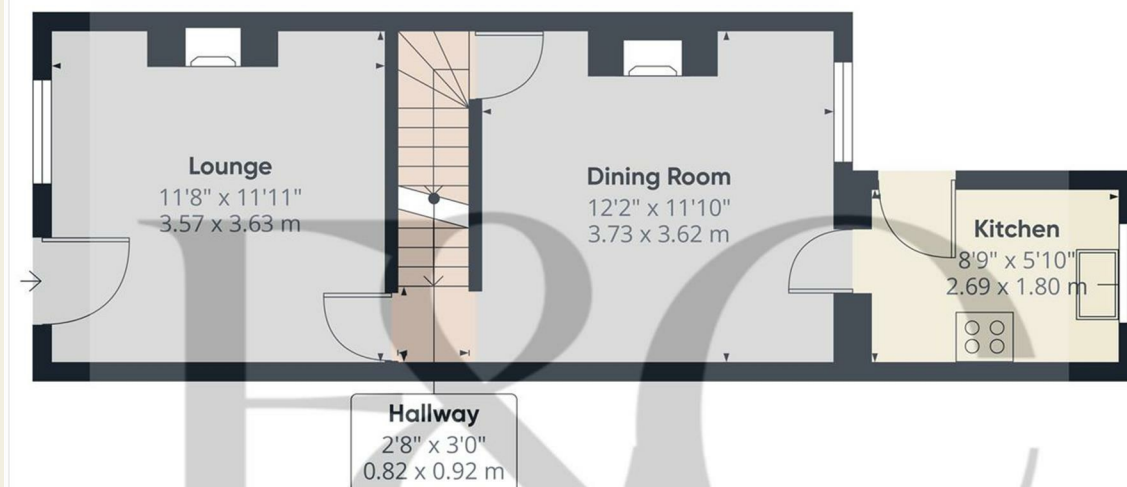


## Garden

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



Approximate total area<sup>(1)</sup>  
339 ft<sup>2</sup>  
31.4 m<sup>2</sup>

(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 0

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**Bedroom Two**

12'2" x 8'9"  
3.73 x 2.67 m

**Bedroom One**

11'9" x 11'10"  
3.61 x 3.63 m

**Landing**

**Landing**

12'1" x 2'9"  
3.70 x 0.85 m

**Bathroom**

8'9" x 6'1"  
2.68 x 1.86 m

**Approximate total area<sup>(1)</sup>**

336 ft<sup>2</sup>  
31.2 m<sup>2</sup>

(1) Excluding balconies and terraces

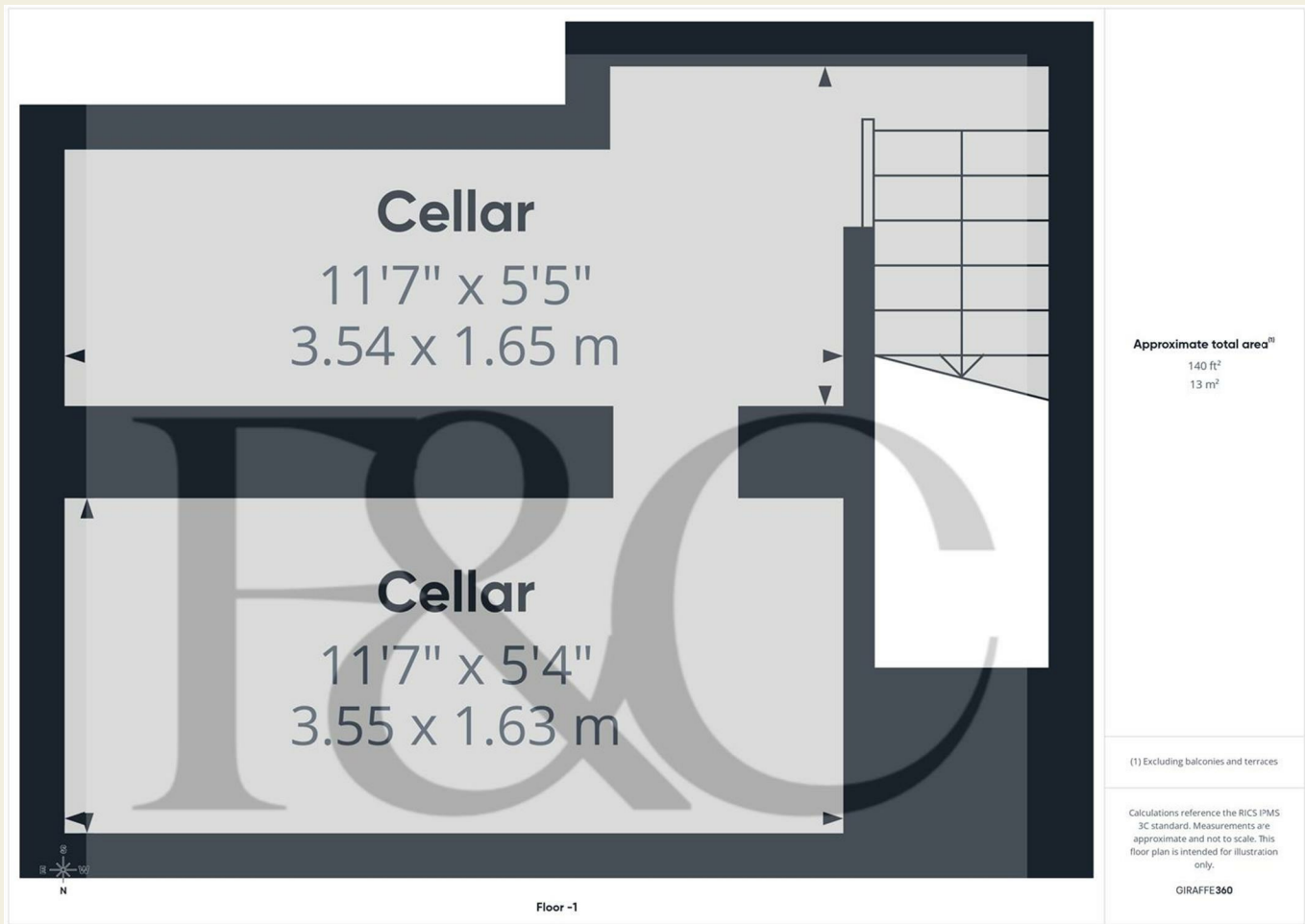
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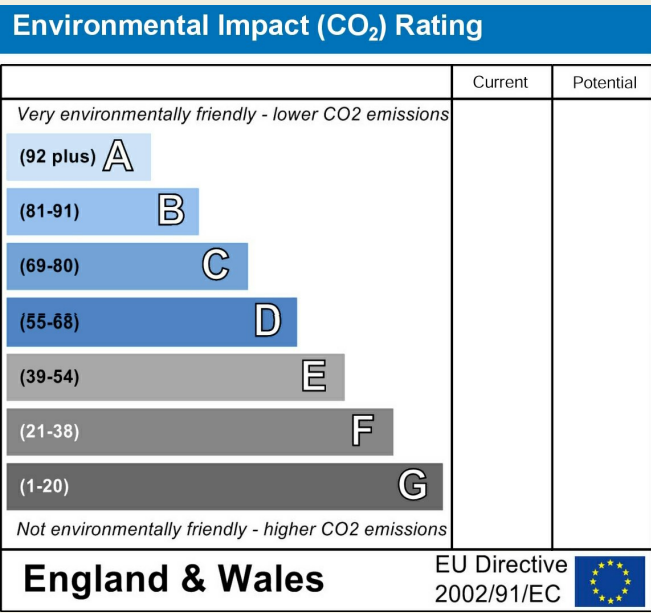
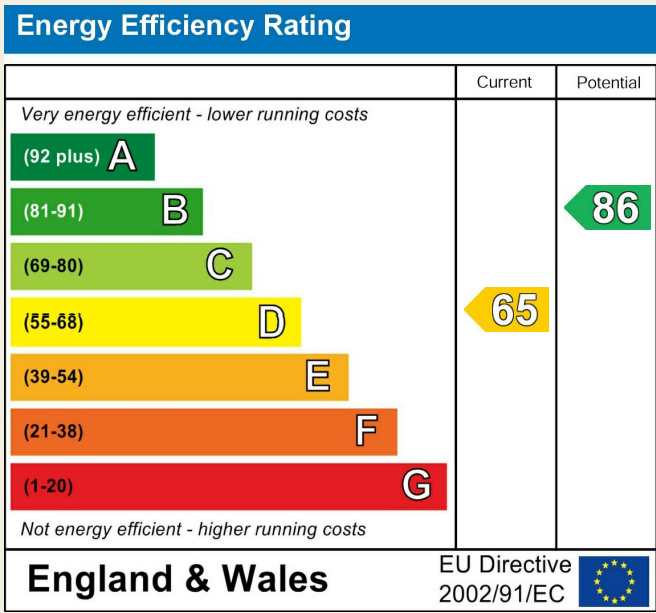


Floor 1

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