

SCARGILL
MANN & CO

EST. 1995



7 Peel Street

, Derby, DE22 3GG

£139,950



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GENERAL INFORMATION

THE PROPERTY

Scargill Mann & Co offers an opportunity to fully renovate this two-bedroom terrace property close to all local amenities and the university. The property provides mostly double-glazed windows (three windows are still wood and single-glazed) with a hallway and stairs to the cellar, lounge, dining room, kitchen, conservatory, and cloakroom.

On the first floor are two bedrooms and a bathroom.

Outside A shared communal entry opens into the rear garden with a large patio and a lower-level vegetable garden with space for a shed and a greenhouse if required.

LOCATION

Peel Street is located just off Ashbourne Road. A park is nearby, and there are a range of local amenities. Derby city centre is also a short distance away, and there is a full range of shopping and leisure facilities.

ACCOMMODATION

Entrance door opening through to hallway.

HALLWAY

2'8" x 14'6" (0.83m x 4.44m)

Has sliding door to lounge, door to stairs that lead to the cellar and opening through to dining room.

LOUNGE

9'8" x 11'5" to window (2.95m x 3.50m to window)

Has a window to the front aspect, original cornice to ceiling and ceiling light point.

DINING ROOM

12'1" to window x 12'10" max 11'4" min (3.69m to window x 3.93m max 3.46m min)

Has a window to the rear aspect, art deco style tiled hearth and fire surround with gas fire inset, a bi fold door leads through to kitchen.

KITCHEN

8'11" to window x 7'5" (2.73m to window x 2.28m)

Is fitted with a range of base cupboards with matching wall

mounted cabinets, worktops incorporates a sink and side drainer, there is space for a fridge and freezer and space for washing machine, double doors lead out into the conservatory.

CONSERVATORY

9'0" x 10'9" min 16'4" max (2.75m x 3.28m min 4.99m max)

Has a full glazed door to the side aspect, French doors leading out onto the rear patio and a further opens through to the cloakroom.

CLOAKROOM

2'9" x 4'11" (0.84m x 1.52m)

Has A W.C. and a small upvc window out into the conservatory.

FIRST FLOOR

LANDING

Has loft access point and a sliding door leading off to :

BEDROOM ONE

14'7" max 14'6" min x 11'4" to window (4.47m max 4.42m min x 3.46m to window)

Has a upvc window to the front aspect and ceiling light point.

BEDROOM TWO

12'1" x 10'8" min 11'7" max into chimney (3.70m x 3.26m min 3.55m max into chimney)

Has a upvc window to the rear aspect, ornate fire surround and useful built in storage cupboard which has the potential to become a built in wardrobe.

BATHROOM

7'7" width x 8'11" to window (2.33m width x 2.72m to window)

Has a panelled bath, pedestal hand wash basin and W.C., there is a upvc double glazed window to the rear aspect and the domestic hot water boiler is housed here.

OUTSIDE

The property sits back off Peel Street, the garden has hedge and fence boundaries which is predominantly low maintenance with a large paved patio area, wrought iron gate with steps down to a vegetable area which could become a lawn, there is ample space for sheds and greenhouses and further patio areas, entry to the rear is via a communal entrance.

AGENTS NOTES

There is a flying freehold over the entry to the first floor bedrooms.

CONSTRUCTION

Standard Brick Construction

COUNCIL TAX BAND

Derby City - Band A

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

CURRENT UTILITY SUPPLIERS

Gas
Electric
Oil
Water - Mains
Sewage - Mains
Broadband supplier

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.
<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations>

[/environment-agency](#)

<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 03/2024) DRAFT



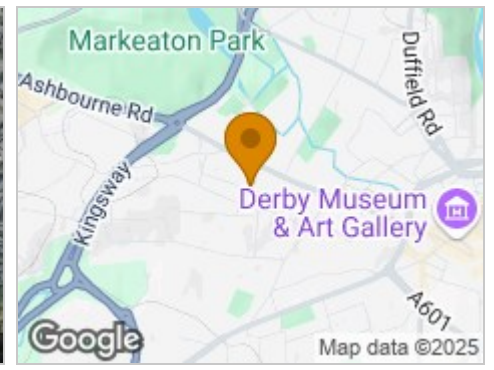
Road Map



Hybrid Map



Terrain Map



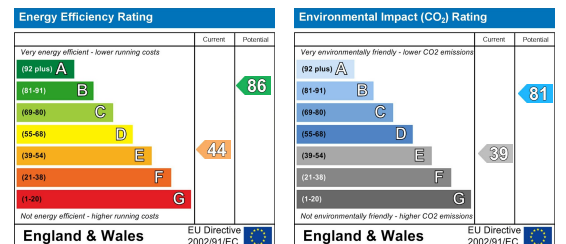
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.