



CURRAN BIRDS + CO

Howe Street, Derby
Offers Over £120,000

CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



NO CHAIN, IDEAL FIRST TIME BUY OR RENTAL POTENTIAL - Ideally located just off Ashbourne Road, Howe Street presents an excellent opportunity for first time buyers or investors seeking a well-maintained property close to Derby City Centre and the University. Offering two generous double bedrooms, two reception rooms and a private rear garden, the home combines character appeal with everyday practicality.

With features such as exposed brick fireplaces, built-in storage, and UPVC double glazing throughout, this attractive freehold home offers immediate possession and no upward chain. Its convenient position places key amenities, local parks, and vibrant eateries all within walking distance, making it an appealing choice for those seeking comfort, convenience, and strong rental potential.





The Detail

This traditional mid-terraced home delivers well-proportioned living space arranged over two floors. The sitting room to the front features a character fireplace and large uPVC window creating a light and welcoming atmosphere. An inner lobby provides access to useful downstairs storage, leading through to the dining room which enjoys an exposed brick fireplace and a pleasant outlook to the rear garden.

The kitchen is well equipped with a range of fitted wall and base units, plumbing for a washing machine, and a recently installed gas boiler. A glazed timber door provides access to the garden.

Upstairs, the first floor offers two double bedrooms – the principal with a full range of built-in wardrobes, and the second with a generous recessed walk-in wardrobe. The bathroom features a three-piece suite with Triton electric shower over the bath, tiled walls, radiator and opaque uPVC window.

Externally, the enclosed rear garden is laid to lawn with a paved patio area, brick boundary walls and two useful brick-built outbuildings providing storage.







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The Location

Howe Street enjoys a highly convenient setting just off Ashbourne Road, moments from Derby City Centre. The location offers easy access to the University of Derby, making it particularly appealing to professionals, students and investors alike. Local amenities are plentiful, with independent cafés, supermarkets, and everyday conveniences all close by.

Residents enjoy a rich mix of nearby attractions such as the popular Markeaton Park, offering open green spaces, walking trails, park runs and a range of recreational facilities.

The property is also within easy reach of Friar Gate, known for its excellent choice of restaurants, lively bars and relaxed dining venues. This prime position combines the energy of city living with a comfortable, community feel—ideal for those seeking accessibility without compromise.





Howe Street, Derby

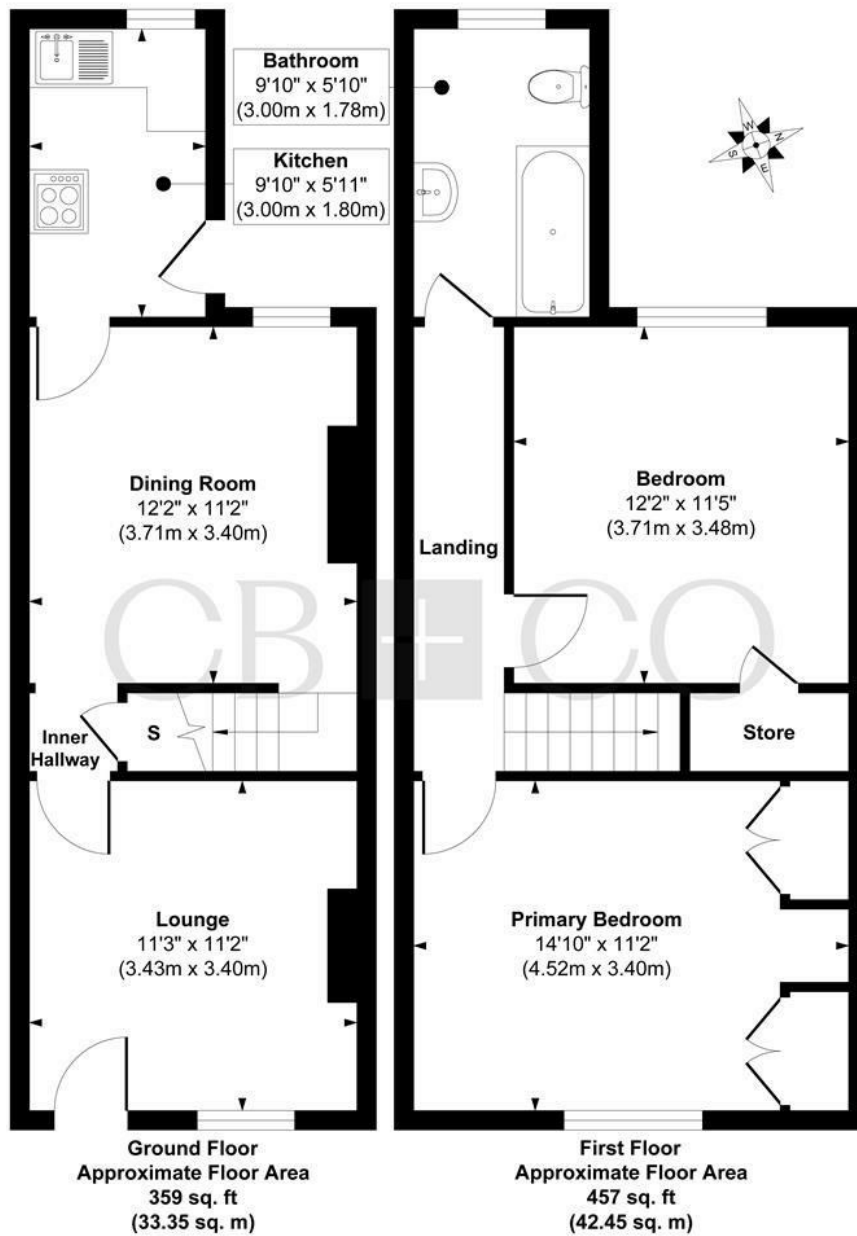


Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Mid Terrace Property, Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen With Storage
- Two Double Bedrooms
- Enclosed Garden To Rear
- No Upward Chain
- Close To Derby City Centre
- Excellent Access To Derby University
- Ideal First Time Buy
- Excellent Rental Option

Size

Approx 816.00 sq ft

Energy Performance Certificate (EPC)

Rating E

Council Tax Band

A

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