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Cecil Street
Off Ashbourne Road, Derby
£137,500



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



IDEAL FIRST TIME BUY OR INVESTMENT - A traditional mid-terraced property with two double bedrooms, located in this ever-popular area just off Ashbourne Road. The property offers excellent potential for cosmetic improvement and represents an ideal opportunity for a first-time buyer or investor. It is well positioned within a highly sought-after investment area, conveniently close to several University of Derby sites, the Royal Derby Hospital and Derby city centre.

The property benefits from gas central heating and double glazing, and briefly comprises a lounge, inner lobby, and an open-plan dining room and kitchen. Upstairs, the first-floor landing leads to two double bedrooms and a bathroom.

Outside, there is an enclosed rear garden with a patio area, planting beds, and fence panelled boundaries.





The Detail

Situated on Cecil Street in Derby, this property offers a straightforward layout with exciting potential, the property would benefit from cosmetic updating but offers a practical layout and scope for improvement.

The property is entered via a uPVC double-glazed door into the front lounge, which features a double-glazed window and coving to the ceiling. From here, access is provided to an inner lobby, which in turn leads down to the cellar and through to the main living areas.

To the rear, there is an open plan dining room and kitchen. The kitchen is fitted with a range of maple-effect units with laminated work surfaces, along with wall and base cupboards and space for appliances. Windows to the side and rear elevations allow for natural light, and a door opens out to the rear garden. A staircase from this area leads to the first floor.

Upstairs, the landing provides access to two double bedrooms. The front bedroom includes a built-in wardrobe and a window to the front elevation, while the second bedroom overlooks the rear and benefits from a storage cupboard over the stairwell. The bathroom is fitted with a white three-piece suite, ceramic tiled flooring and splashbacks, and an electric shower over the bath.

Externally, the rear garden is enclosed with fence panel boundaries and includes patio seating areas and gravel beds.







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The Location

Cecil 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.

Cecil Street, Off Ashbourne Road, Derby

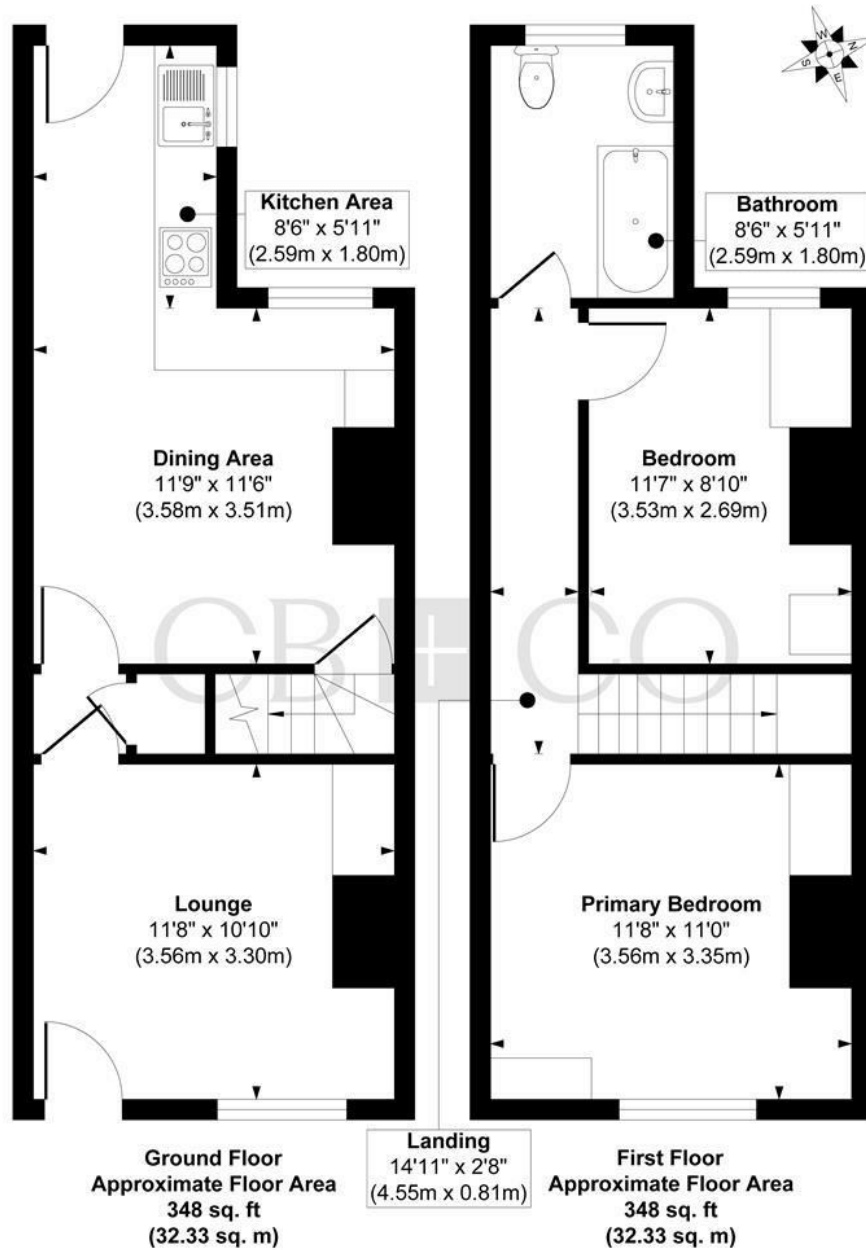


Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Traditional Mid Terraced Home
- Ideal Investment or First Time Buy
- Popular Investment Location off Ashbourne Road
- Gas Central Heating & Double Glazing
- Lounge & Open Plan Dining Room & Kitchen
- Two Double Bedrooms & Bathroom
- On Street Parking & Enclosed Rear Garden
- Close to Markeaton Park & Derby City Centre
- Close to Several Derby University Sites
- No Chain Involved

Size

Approx 699.66 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

A

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