



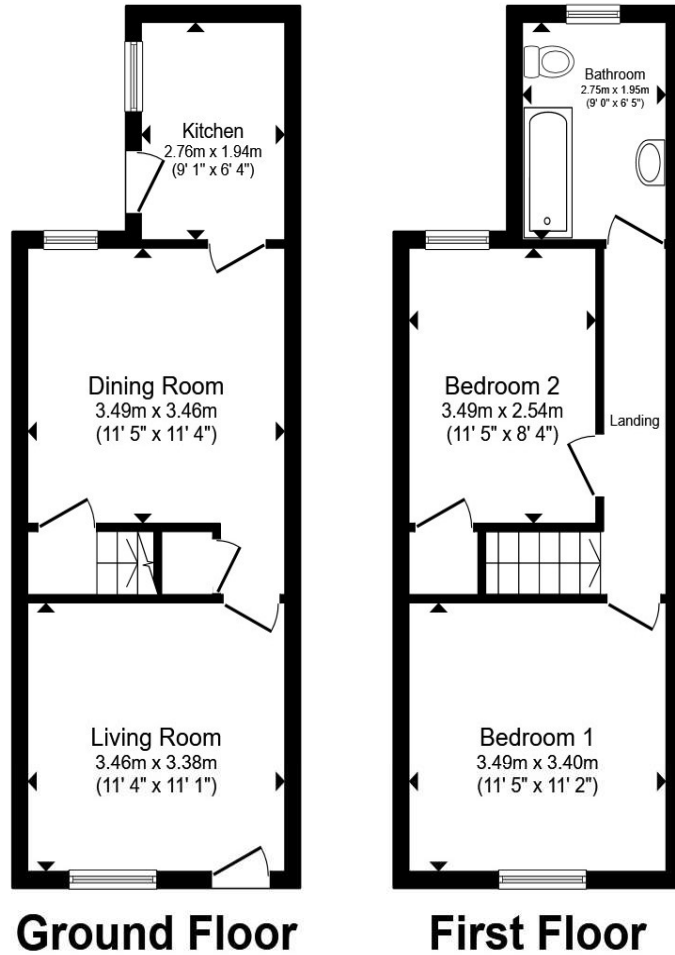
**Pittar Street, Derby DE22 3UN**

**welcome to**

**Pittar Street, Derby**

A well-presented two-bedroom mid-terrace property on Pittar Street, Derby, sold with tenants in situ generating £9,540 per annum. Offering two reception rooms, kitchen, two double bedrooms and a courtyard-style rear garden. Ideal investment opportunity.





## Area Description

### Living Room

11' 4" x 11' 1" ( 3.45m x 3.38m )

### Dining Room

11' 5" x 11' 4" ( 3.48m x 3.45m )

### Kitchen

9' 1" x 6' 4" ( 2.77m x 1.93m )

### Bedroom 1

11' 5" x 11' 2" ( 3.48m x 3.40m )

### Bedroom 2

11' 5" x 8' 4" ( 3.48m x 2.54m )

### Bathroom

9' x 6' 5" ( 2.74m x 1.96m )

### Bedroom 1

11' 5" x 11' 2" ( 3.48m x 3.40m )

Total floor area 66.2 m<sup>2</sup> (712 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## welcome to Pittar Street, Derby

- Two double bedrooms
- Two reception rooms
- Kitchen with garden access
- Courtyard-style rear garden
- Convenient location close to Derby city centre

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

# £130,000



Situated on Pittar Street in Derby, this well-maintained two-bedroom mid-terrace property is sold with tenants in situ, generating a current rental income of £9,540 per annum, making it an ideal investment opportunity.

The accommodation begins with a living room to the front, providing a comfortable space which leads through to the dining room. The dining room benefits from a useful under stairs storage cupboard and offers views over the rear garden, creating a practical second reception space. Located to the rear is the kitchen, which is fitted with wall and base units and provides access out to the garden.

To the first floor, there are two double bedrooms. Bedroom one is a spacious double positioned to the front of the property, while bedroom two is located to the rear/side and enjoys views over the garden. The bathroom is fitted with a three-piece suite comprising a bath, WC and hand wash basin.

Externally, the property benefits from a low-maintenance, courtyard-style rear garden with patio.

Overall, the property is in good condition and represents a ready-made investment with an established tenancy in place.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBY121961 - 0005

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