



**Chatham Street, Derby DE23 8TH**

**welcome to**  
**Chatham Street, Derby**

Welcome to this beautifully presented two-bedroom mid-terrace home, located on a quiet residential road in the popular town of Pear Tree. Perfectly blending modern interiors with period charm, this property offers a warm and welcoming living environment that's ideal for first-time buyers, young families, or those looking to downsize.

You're welcomed into the home via a porch that leads directly into a bright and spacious living room with an open-plan dining area-ideal for entertaining or relaxing. At the rear, a contemporary kitchen boasts integrated appliances and leads out to a private rear garden, complete with patio and lawn-perfect for enjoying summer evenings. Upstairs, you'll find two generously sized double bedrooms and a stylish modern family bathroom.

Pear Tree is a thriving community known for its excellent amenities, local schools, and green spaces. With friendly neighbourhoods and a strong sense of community, it's a fantastic place to call home.

This freehold property offers on-street parking and is ready to move into-early viewing is recommended.

AGENT NOTE : This property is being sold by an employee from Connells Group





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.focalagent.com](http://www.focalagent.com)

## welcome to Chatham Street, Derby

- Two generously sized double bedrooms
- Spacious open-plan living and dining area
- Modern kitchen with integrated appliances
- Private rear garden with patio and lawn
- On-street parking available

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

# £130,000



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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DBY121710 - 0005

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