



**2 Bed House - Terraced**  
**11 Pittar Street, Derby, DE22 3UN**  
**£925 Per Month**  
**Approx 731.95 sq ft**

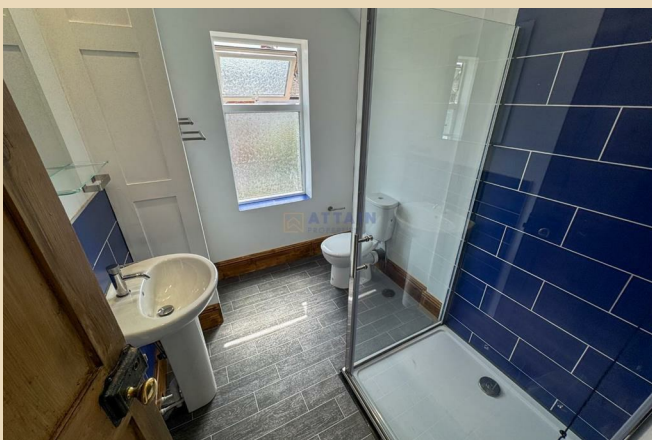


- Newly refurbished interior
- Modern new kitchen
- Luxury new bathroom
- New gas combi boiler
- Two cosy reception rooms
- Charming terraced house
- Close to Derby amenities
- Viewing highly recommended

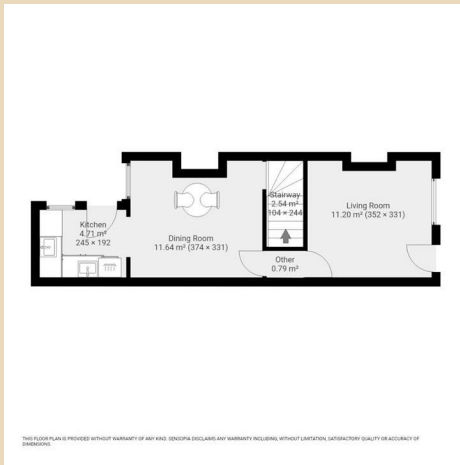
Welcome to this charming terraced house located on Pittar Street in the heart of Derby. This delightful property, built in 1900, has been thoughtfully refurbished to offer a modern living experience while retaining its classic character. Spanning an impressive 732 square feet, the home features two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings in.

The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The newly fitted bathroom and kitchen are highlights of the refurbishment, showcasing contemporary design and high-quality finishes that cater to the needs of modern living. With a new gas combi boiler and gas central heating, you can enjoy a warm and comfortable environment throughout the year.

This home is ideal for renters seeking a luxurious yet practical living space. Its prime location in Derby offers easy access to local amenities, schools, and transport links, making it a convenient choice for professionals and families alike. Whether you are looking to settle down or seeking a rental opportunity, this property presents a wonderful chance to enjoy a stylish and comfortable lifestyle. Don't miss the opportunity to make this beautifully refurbished house your new home.



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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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