

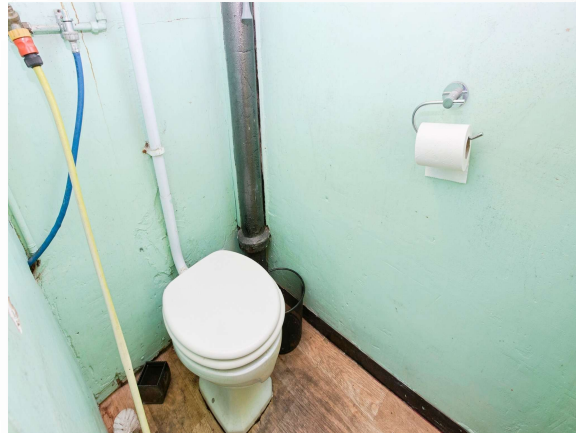


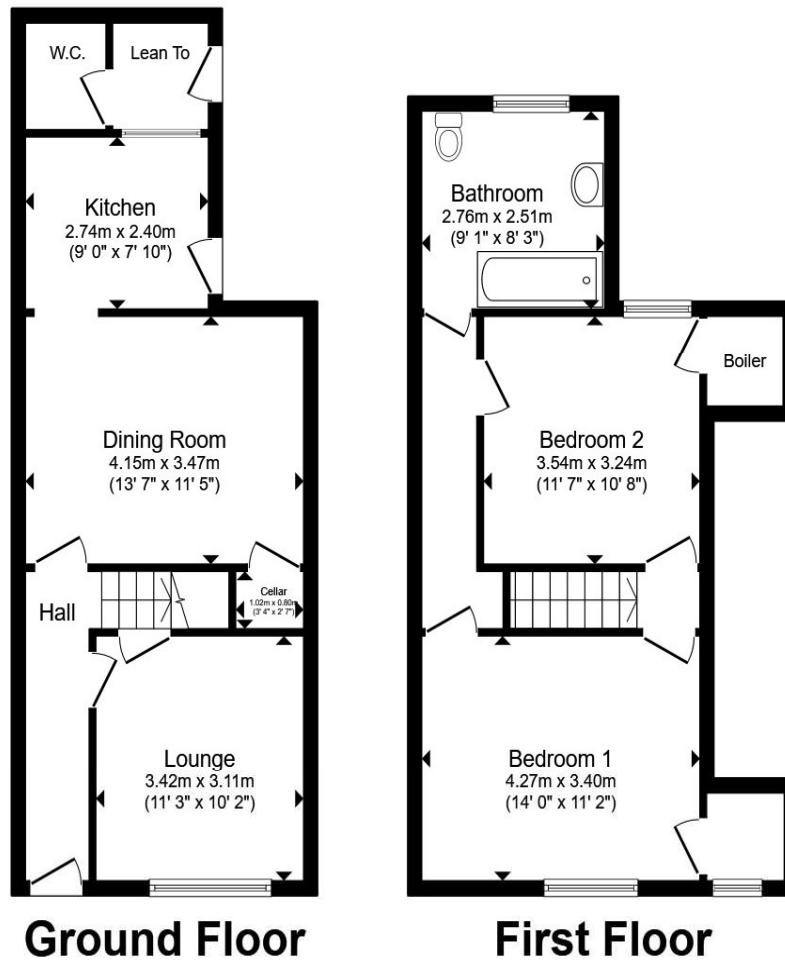
**Pear Tree Street, Derby DE23 8PN**

**welcome to**

**Pear Tree Street, Derby**

Situated in the Pear Tree area of Normanton, close to local amenities as well as links to the City Centre of Derby, is this mid-terrace two bed home. Offered as an investment opportunity with tenants in situ.





## Entrance Hall

## Lounge

11' 3" x 10' 2" ( 3.43m x 3.10m )

## Dining Room

11' 5" x 13' 7" ( 3.48m x 4.14m )

## Kitchen

## Utility Room

## Wc

## Stairs & Landing

## Bedroom One

14' x 11' 2" ( 4.27m x 3.40m )

## Bedroom Two

11' 7" x 10' 8" ( 3.53m x 3.25m )

## Bathroom

## Agents Note

Total floor area 87.9 m<sup>2</sup> (946 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)

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## **Pear Tree Street, Derby**

- Two Bedroom Terrace in Pear Tree
- Investment Opportunity - Tenants in Situ
- Two Reception Rooms
- Garden with Sheds and Utility Room
- No Onward Chain

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

**£150,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DBY121889 - 0003

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