



2 Bed House

32 Vivian Street
Derby
DE1 3RZ

£975 Per Month

Fletcher
& Company

32 Vivian Street
Derby
DE1 3RZ



- AVAILABLE EARLY MARCH 2026 (DISCUSS THIS WITH BRANCH)
- AMAZING LOCATION
- COUNCIL TAX BAND A
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN AND BATHROOM
- SOUTH FACING GARDEN
- SOUGHT-AFTER LOCATION
- LONG TERM LET AVAILABLE
- CLOSE TO DERBY CITY CENTRE AND ALL TRANSPORT LINKS
- SET BACK FROM THE ROAD PROVIDING A QUIET LOCATION

BEAUTIFUL HOME – A two bedroom terraced property of style and character located within this sought-after position within the Chester Green area, close to Darley fields and Darley Park.

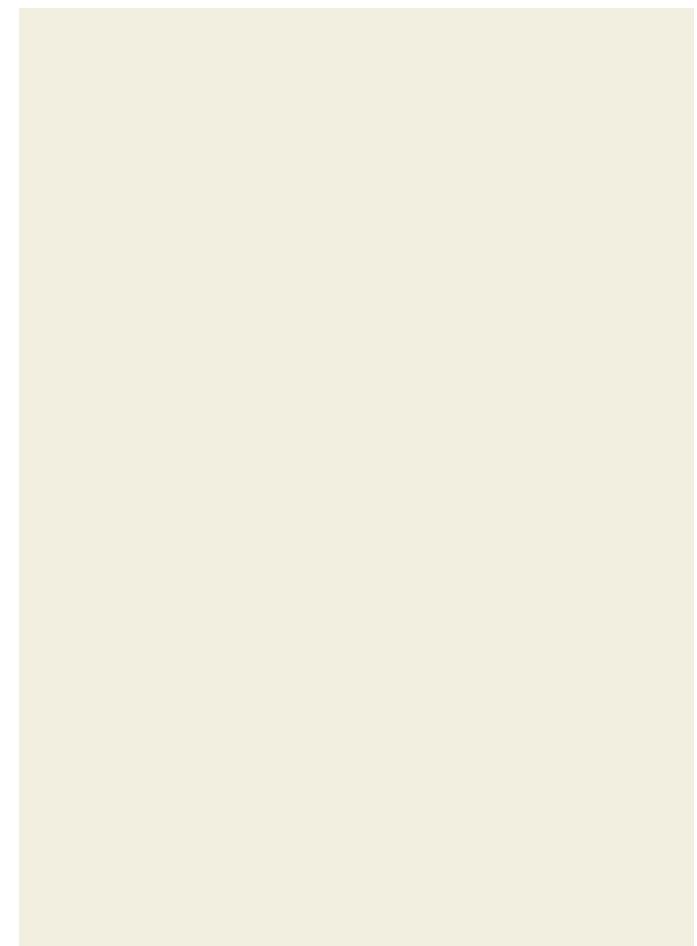
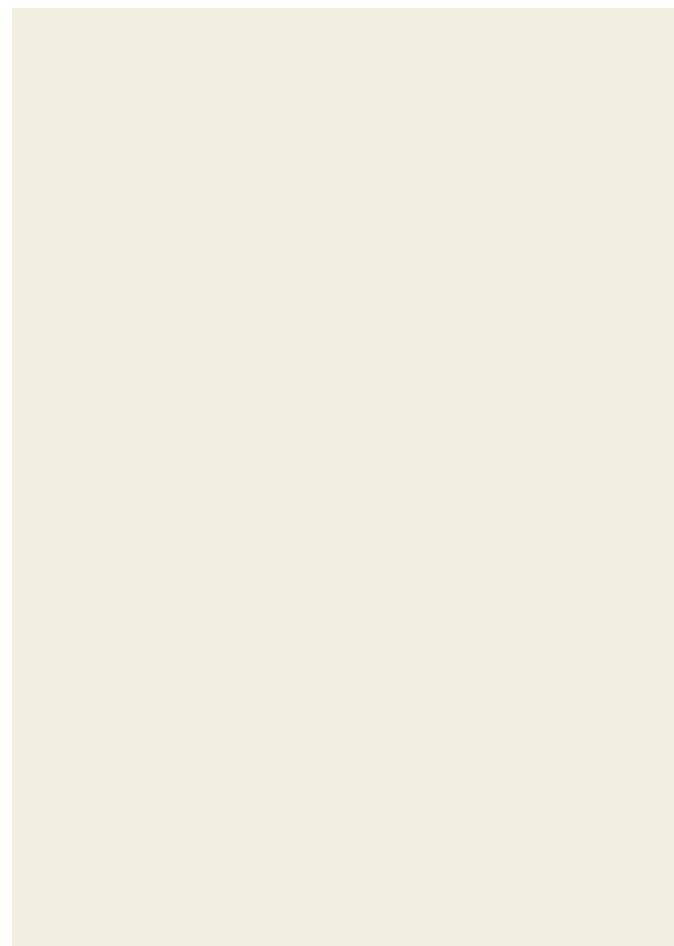
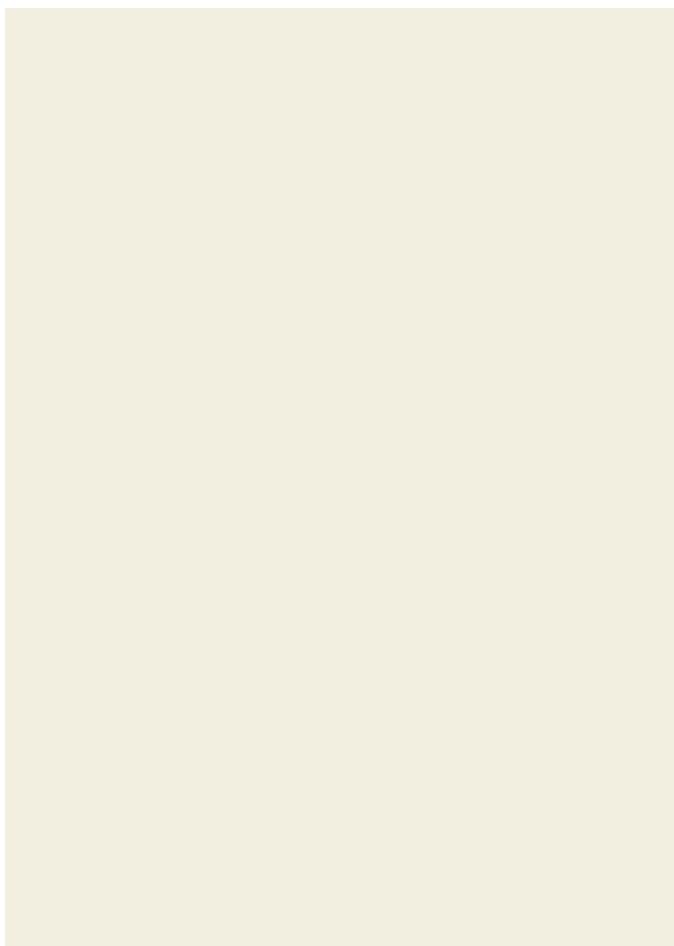
An internal inspection will reveal gas central heating and double glazed living accommodation and briefly consists on the ground floor: lounge, Inner Lobby with under stairs storage cupboard, dining room and fitted kitchen with built-in appliances which further benefits from a washing machine, dishwasher and plenty of useable space. The first floor passageway landing leads to two double bedrooms and a modern, crisp and cleanly presented bathroom with shower over bath.

To the rear of the property is secure, south facing, low maintenance rear garden with significant storage space.

This property benefits from its superb location but also from permit parking only, this affords good car parking spaces for the residents of this particular street.

Available Early March 2026 (discuss this with branch as it may be available earlier), EPC C, Council Tax Band A.







These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(A) plus A			88
(B) plus B			
(C) plus C		74	
(D) plus D			
(E) plus E			
(F) plus F			
(G) plus G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(A) plus A			
(B) plus B			
(C) plus C			
(D) plus D			
(E) plus E			
(F) plus F			
(G) plus G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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