

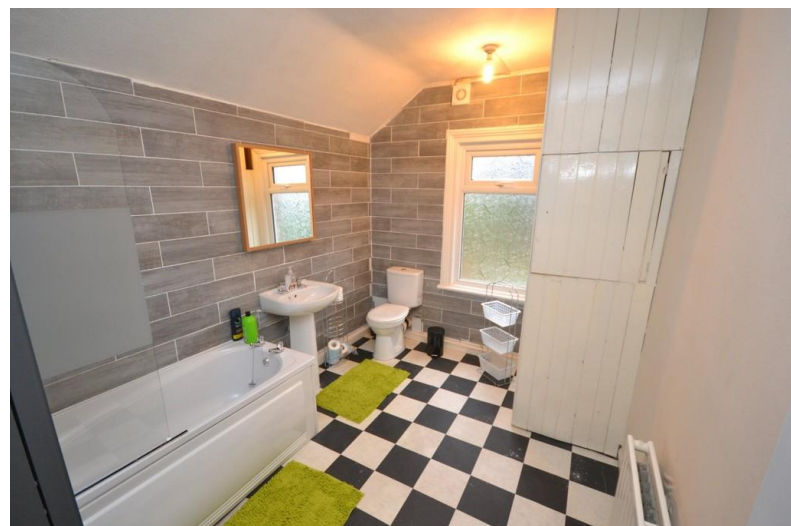
Tristram's

Sales and Lettings

63 Stanley Street
Derby, DE22 3GU

- £85 per person per week.
- Refurbished property.
- Bills included, including internet.
- On street parking.

£340 pw
EPC Rating '35'





Property Description

A beautiful mid terrace property located on the outskirts of Derby City center. Easy access into the city center, about a 20 minute walk.

Excellent sized bedrooms and neutrally finished. The property has been refurbished to a high standard and is all bills included, including internet.

There has been a new kitchen installed into the property and hosts white goods such as, fridge freezer, washing machine and dishwasher.

The living room is a large space and plenty of seating including a dining table and chairs.

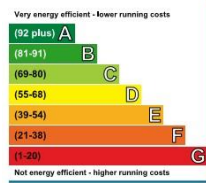
The bedroom is also furnished and hosts a double bed, wardrobe, drawers and desk. Mattress is provided.

Bills included.





Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.