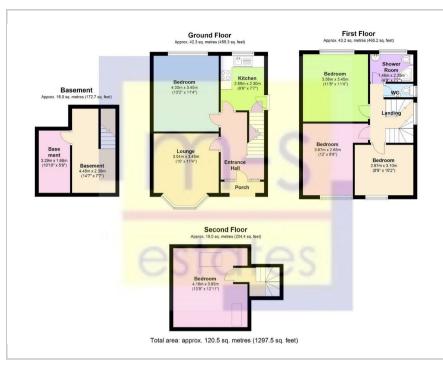


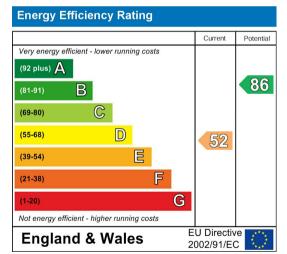
## Floor Plan



## Area Map



- STUDENT ACCOMMODATION.
- UTILITY BILLS INCLUDED.
- 5 Double bedrooms.
- Modern bathroom & additional WC.
- Separate kitchen & living room.
- Spacious property.
- Driveway for small cars.
- Located off Derby Road.
- Close to local amenities.
- ARLA Approved Agent.









These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.