



## 20 WEST AVENUE DERBY, DE1 3HR

£115 PER WEEK

\*\*\*STUDENTS 2024/25\*\*\*

\*\*\*AVAILABLE FROM 8th JULY 2024\*\*\*

\*\*\*FULLY INCLUSIVE OF BILLS\*\*\*

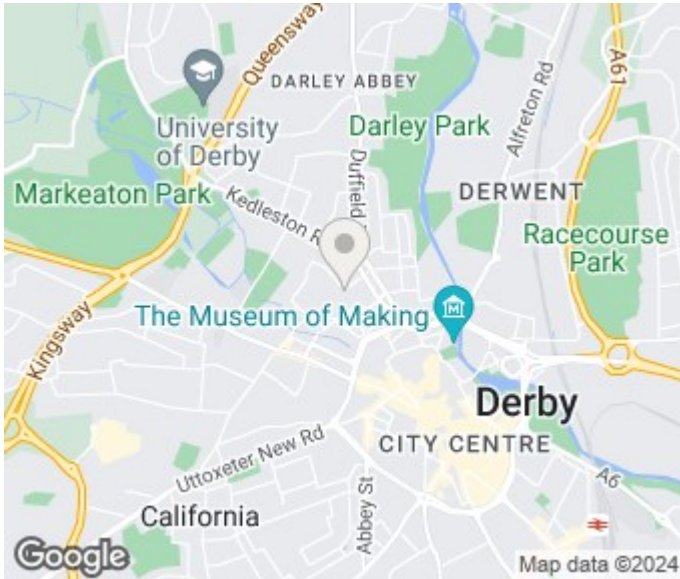
\*\*\*RECENTLY REFURBISHED\*\*\*


We are delighted to bring to market a stunning 4 bedroom property in a fantastic location. The gorgeous 4 bedrooms all come with beds, desks, drawers and wardrobes - all presented to an extremely high standard. The house also comprises of modern bathroom, fully equipped kitchen and living area.

The house is located perfectly, walking distance to the University, City Centre and has plenty of local amenities nearby.

For more information, please give us a call.





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>		
(55-68) <b>D</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 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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