





## 85 WINDMILL HILL LANE DERBY, DE22 3BN

£125 PER WEEK

\*\*INCLUSIVE OF BILLS\*\*

\*\*\*SECURE NOW FOR 2024/25\*\*\*

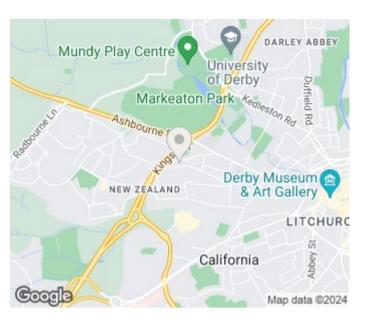
We are delighted to bring to market a beautiful modern student house share inclusive of bills. Each bedroom is bright and has a lovely en-suite including large rain water type shower, double bed, new mattress protector at the start of each tenancy, desk, chair, wardrobe and chest of drawers, all presented to an extremely high standard.

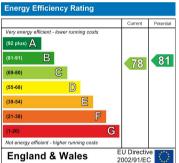
All tenants will have access to their own en-suite bathrooms. Open plan kitchen/diner and living area, leading onto the landscaped rear garden. Parking is available to the front of the property.

The house is located perfectly, just minutes away from Derby Uni, a 5 minute walk from bars and has local shop and barbers just a street away.

This is a 4 bed property with all rooms currently available, call now to arrange a viewing!







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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