



## 78 STANLEY STREET DERBY, DE22 3GW

£126 PER WEEK

**\*\*FULLY INCLUSIVE OF BILLS\*\***  
**\*\*FULLY REFURBISHED FOR 2024\*\***  
**\*\*PRICED PER PERSON-SEE BELOW - ROOMS FROM £545 pp pcm\*\***

We are delighted to bring to market a stunning 6 bedroom property, all with modern en-suite bathrooms. The gorgeous 6 double bedrooms all come with beds, desks, drawers and wardrobes - all presented to an extremely high standard. The house also comprises of modern en-suite bathrooms, fully equipped communal 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 get in touch.

Room 1: £565 pp pcm  
Room 2: £565 pp pcm  
Room 3: £580 pp pcm  
Room 4: £545 pp pcm  
Room 5: £580 pp pcm  
Room 6: £620 pp pcm





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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