



10 DUFFIELD ROAD
DERBY, DE1 3BB

£99 PER WEEK

****FULLY INCLUSIVE OF BILLS** NOW TAKING SINGLE ROOMS**

*****STUDENTS - SECURE NOW FOR 2024/25 - AVAILABLE 1ST JULY 2024*****

The Student Letting Guys are delighted to bring to market a fantastic furnished student house share. The six huge double rooms come with beds, desks and wardrobes and are presented to an extremely high standard. Tenants will have access to the bathrooms, open plan kitchen and communal living areas.

In addition to this, all bills are included. (Gas, Electricity, Water, Super Fast Fibre Broadband)





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