



## 161 UTTOXETER NEW ROAD DERBY, DE22 3NP

£95 PER WEEK

\*\*\*SECURE NOW FOR 2025/26 - FULLY INCLUSIVE OF BILLS\*\*\*

\*\*\*AVAILABLE FROM IMMEDIATELY\*\*\*

We are delighted to bring to market a superb furnished student house share. The five double rooms come with beds, desks, drawers and wardrobes - all presented to an extremely high standard. Tenants will have access to the bathroom, kitchen and spacious communal living area.

The house is located perfectly, walking distance to the City Centre and University.

To arrange a viewing, please give us a call.

Fully inclusive of bills.

Superb five double bedroom house available for the 2025/2026 academic year.

Entrance hallway.

Modern kitchen with appliances.

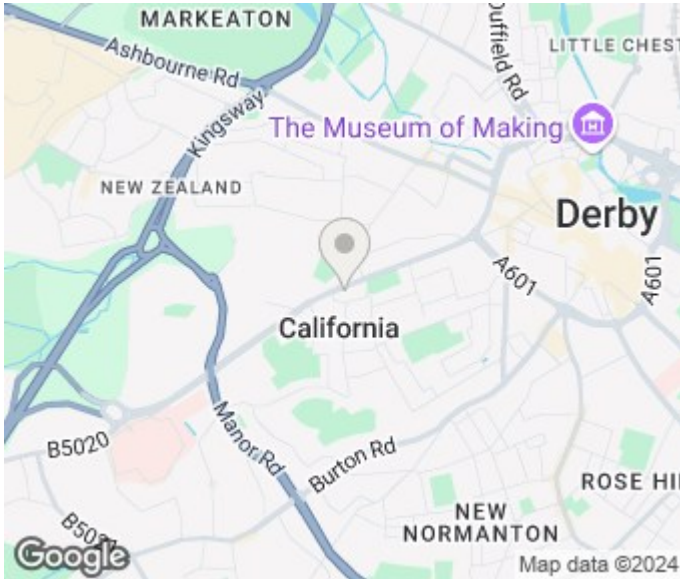
Communal furnished lounge.


Five double bedrooms.

Walking distance to City Centre and University of Derby.



**THE**  
**STUDENT LETTING**  
**SPECIALIST**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		43	
(39-54) E			
(21-38) F			
(1-20) G			
<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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