



19 CAMPION STREET DERBY, DE22 3EH

£75 PER WEEK

****AVAILABLE FROM 1ST JULY 2024****
**** STUDENTS - AVAILABLE TO GROUPS OF 3 OR 4 ****
****BILLS INCLUDED OPTION****
*****SECURE NOW FOR 2024/25*****

The Student Letting Guys are delighted to bring to market a fantastic fully furnished student house share. The 3 large double rooms come with beds, desks and wardrobes and are presented to an extremely high standard. There is a smaller 4th room available that can be used as a bedroom if you have a group of 4.

This property comes complete with a shared bathroom, fully equipped kitchen with a washing machine/drier and large comfortable living area.

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 few streets away.

This is a 3/4 bed property with all rooms currently available, to arrange a viewing, please give us a call now to avoid disappointment.

Prices listed are per person.





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

Derby Office Lettings
 Sandford House
 Rowallan Way
 Derby
 Derbyshire
 DE73 5XE

01332 477522
 info@theslg.co.uk
 www.theslg.co.uk

