



## 9 WEST AVENUE DERBY, DE1 3HS

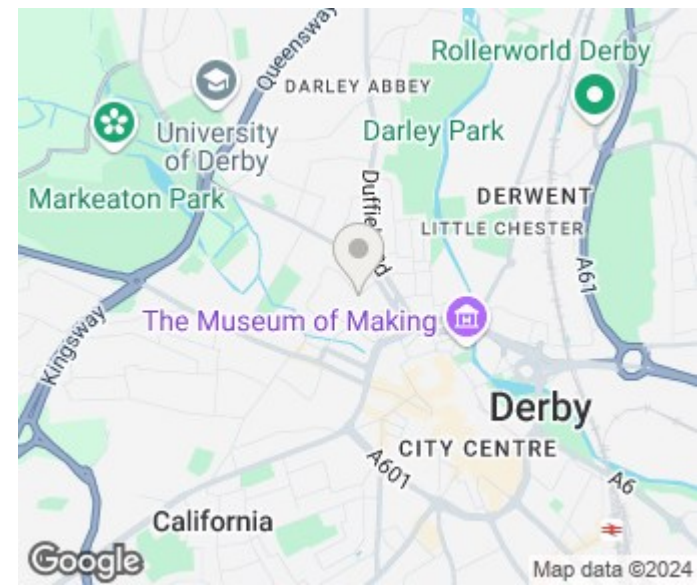
£525 PER MONTH

TO LET - This well presented home close to Derby City Centre, Ideal for professionals looking for a well managed, clean house share. The property has 5 large rooms with lots of storage space, with open plan kitchen with dining area and access to the rear garden.

The property boasts:

2 Bathrooms; Fibre optic WIFI; Washing machine; Gas Central Heating; All bills are included; Weekly cleaner

Situated within walking distance of city Centre shops, major public transport links and Derby University. Early viewings is highly recommended.



| 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>                            |                         |           |
| (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

Derby Office Lettings  
69 Friargate  
Derby  
Derbyshire  
DE1 1FP

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