



## 20 WEST AVENUE DERBY, DE1 3HR

£80 PER WEEK

**\*\* STUDENTS FOR 2025/26, SECURE TODAY\*\***The SLS are excited to present this **NEWLY REFURBSIHED**, fully furnished student house! This **SPACIOUS** four-bedroom home is ideal for groups, offering a **GREAT** location being walking distance to the university, city center, and local bars.

The Kitchen is **Stunningly Spacious** and **Fully Equipped**, featuring quality appliances, ample storage, and a sleek modern design—making it an ideal space for cooking and spending time with Housemates.

The shared living room, perfect for socialising or relaxing after a long day. Gather together to unwind or enjoy a movie night in this inviting space!

Each of the spacious 4 bedrooms are equipped with a comfortable double bed, drawers, plenty of wardrobe space, and a desk area for your study needs – all presented to a **GREAT** standard.

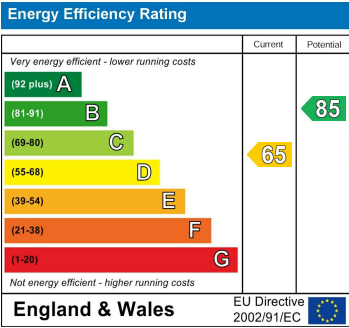
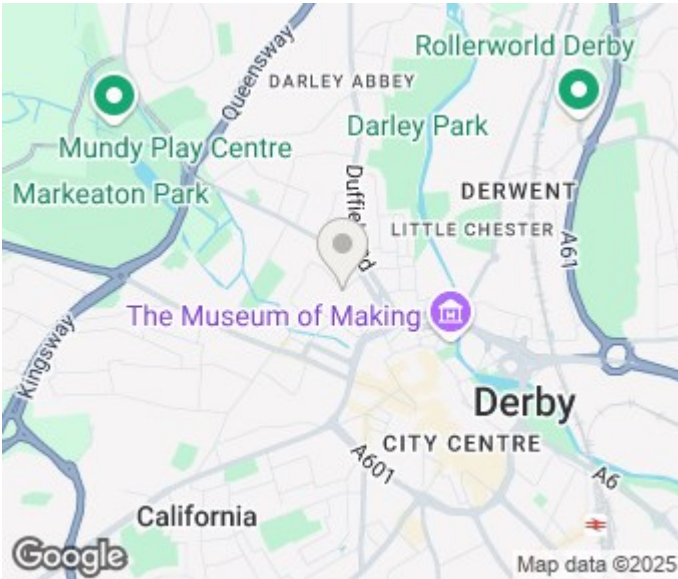
Recently refurbished this property is in **GREAT CONDITION!!!**

The house is ideally situated just a few minutes walk from Derby University and is close to bars and local shops conveniently located just around the corner.

Rent is £125 pppw, A bill package is available upon request.



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



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  
<https://thesls.co.uk/>