



9 HOWE STREET DERBY, DE22 3ES

£115 PER WEEK

****STUDENTS 26/27**** This fantastic modern three- bedroom student house offers the perfect blend of comfort and functionality. Located in the heart of the student area.

This home has an open-plan modern kitchen and living room, creating a spacious and inviting environment ideal for relaxing and socializing. The modern layout allows for seamless interaction, whether you're cooking, dining, or unwinding with friends. The Kitchen comes fully Equipped, featuring quality appliances, ample storage, and a sleek modern design making it an ideal space.

This property has three equally sized bedrooms, all equipped with a comfortable hand-crafted double bed, drawers, plenty of wardrobe space, and a handcrafted desk area for your study needs – all presented to a high standard.

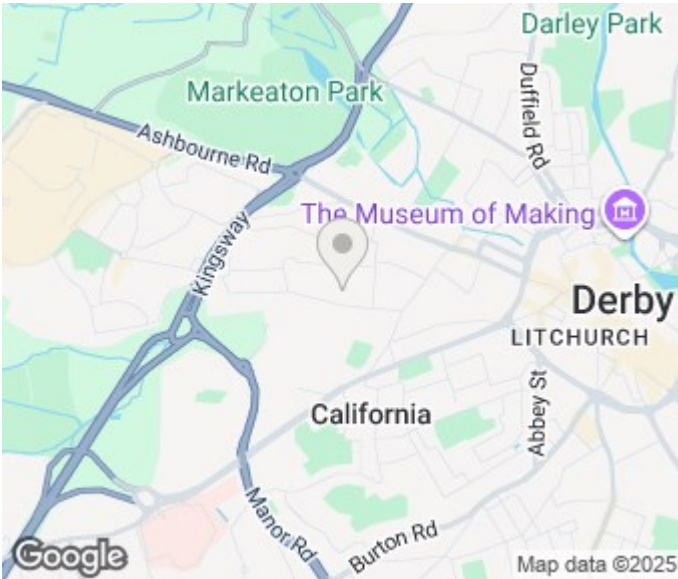
The house is ideally situated just a 4-minute walk from the Free Derby University Bus service and is close to the town centre, bars and Sainsburys is located just on the corner.

Step outside to the charming outdoor area, complete with slab decking. This space is perfect for summer gatherings, barbecues, or simply soaking up the sun with friends. The house also benefits from UPVC glazing and Gas central heating.

With its combination of communal living and private quarters, this property is perfect for student life. Don't miss out on this ideal student haven! SO, WHAT ARE YOU WAITING FOR? BOOK A VIEWING WITH US TODAY!



**THE
STUDENT LETTING
SPECIALIST**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	65	
(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

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