



## Room 6, 70 Otter Street, Derby, DE1 3FB

**£495 Per Calendar  
Month**



Situated in the heart of Derby, within walking distance of the city centre, this is an opportunity to rent a double room with en-suite shower room within a shared house. Please note that the Gas, Electric, Water and Broadband bills are included within the rental price.



The shared accommodation has the advantage of a communal kitchen with appliances and there is access to a rear patio and garden beyond. On street car parking to the front.

Otter Street is a highly convenient location within a short walk of the vibrant city centre with its wealth of bars, restaurants and the Derbion shopping centre. The house is a short distance from the delightful Darley Park where there are plentiful riverside walks. The property is perfectly positioned for ease of access to the ring road giving onward travel to the A50,A52 and M1 corridor.

Prospective tenants should note that gas, electricity, water and broadband charges are included within the rent.

### BEDROOM

12'9" x 15' (3.89m x 4.57m)

(Maximum measurement)

Situated on the top floor of the house, this room has two Velux style windows and radiator.

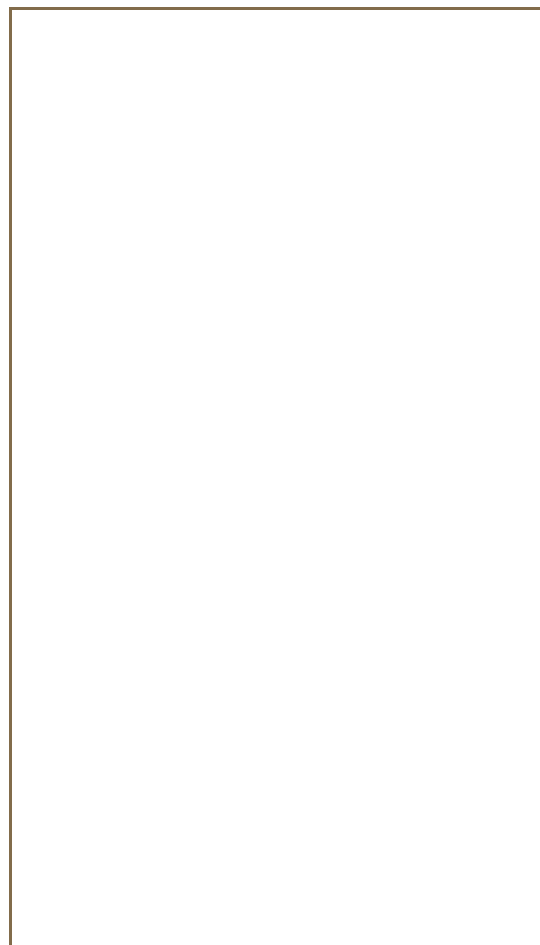
### EN-SUITE SHOWER ROOM

With low level WC, wash hand basin and shower cubicle with glazed screen.

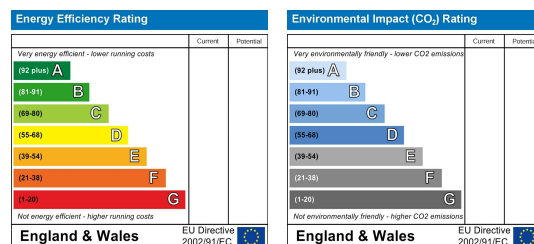
## Area Map



## Floor Plans



## Energy Efficiency Graph



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