



Null Bedrooms

House Of Multiple Occupancy

Per Month

£500 Per Month

Located in

Derby



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# 14 Avondale Road

Derby | Derbyshire | DE23 6SG



A spacious and well-presented en-suite double room is available to rent in a modern shared house located in Derby. The room comes fully furnished with a comfortable bed, wardrobe, and storage, along with its own private bathroom for added convenience and privacy.

The property includes a well-equipped communal kitchen with modern appliances, as well as a shared living/dining area ideal for relaxing or socialising with housemates. All bills are included in the rent — covering gas, electricity, water, council tax, and high-speed broadband — making this a hassle-free option for professionals or mature students.

Located in a convenient part of Derby, the house offers easy access to local amenities, public transport, and key locations such as the city centre, university, and the hospital.

Rent is £500 per calendar month, with a deposit of £250. The room is available from 14/10/2025 and the tenancy is offered on a minimum 6-month term.

Enquire today to secure a viewing!

# 14 Avondale Road

£500 Per Month



## Council Tax Band

## Local Authority

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.

| 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 |                            |                                                                                       |
| England & Wales                             | EU Directive<br>2002/91/EC |  |

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