



ROOM 5 43 UPPER BAINBRIGGE STREET DERBY, DE23 6WN

£600 PER MONTH

This beautifully refurbished property offers an exceptional opportunity to secure a brand-new room in a high-quality professional house share. Each room has been finished to an excellent standard, combining style, comfort, and convenience. With all bills included, this is an offer not to be missed!

Each room comes fully furnished with a brand-new double bed featuring under-bed storage, a wall-mounted flat-screen TV, and high-quality furniture including a wardrobe, chest of drawers, desk and chair. The en-suite bathrooms are modern and stylish, offering complete privacy and comfort for each tenant. This property is strictly for single occupants—couples are not permitted—ensuring a calm and quiet environment for all residents.

The shared spaces are equally impressive, with a fully equipped kitchen featuring brand-new appliances including a fridge/freezer, oven, hob, kettle, toaster, microwave, dishwasher, washing

kurb.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	
(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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