



**Room 3 15 Derby Road, Worcester, WR5 1AE**  
**£550 PCM**



Fully furnished double en-suite room in highly maintained professional house share, located within walking distance of the city center. The house offers shared use of modern integrated kitchen, airy communal lounge and a choice of bath or shower room.

Most bills are included \* (tenant is to pay for electricity in their own room). The monthly rental amount includes all heating, water rates, council tax & utilities used in communal areas. For your own bedroom, there is a prepaid top up meter for the electricity used within your own private space.

This property benefits from, complimentary internet, the availability of off road parking on a first come first served basis Free of Charge, weekly cleaning of all communal areas and a 24-hour in house dedicated Maintenance Team.

We operate a strictly no children policy and no pets due to animal welfare in all of our HMO's.

Please check Ofcom's website for broadband speeds and mobile signal coverage.

Farefield Properties Ltd is a member of the Property Redress Scheme.

Rooms are dressed with "soft furnishings" for advertising purposes only. They will be removed ready for you to make this your home.

Holding Deposit – The equivalent to one weeks rent, is required to reserve this property.

- **Most Bills Included**
- **Furnished Room with private En-Suite**
- **Highly Maintained**
- **Professional Tenants**
- **24hr in House Dedicated Maintenance**
- **Low Deposit option**
- **Excellent Facilities**
- **Selected bills Included**
- **Weekly Communal Cleaning**
- **Off Road Parking Available on a' first come first served basis'**