



---

2 Bed House

49 Burnside Street  
Derby  
DE24 8QT

£995 Per Calendar Month

---

Fletcher  
& Company

49 Burnside Street  
Derby  
DE24 8QT



- AVAILABLE IMMEDIATELY – UNFURNISHED • VIEWINGS SEVE DAYS A WEEK • RE-DECORATED THROUGHOUT • NEW FLOORING • COUNCIL TAX A BAND • WALKING DISTNACE TO DERBY CITY CENTRE • CLOSE TO THE BUS AND TRAIN STATIONS • CLOSE TO SHOPS • ON STREET PARKING • A GOOD SIZED PROPERTY

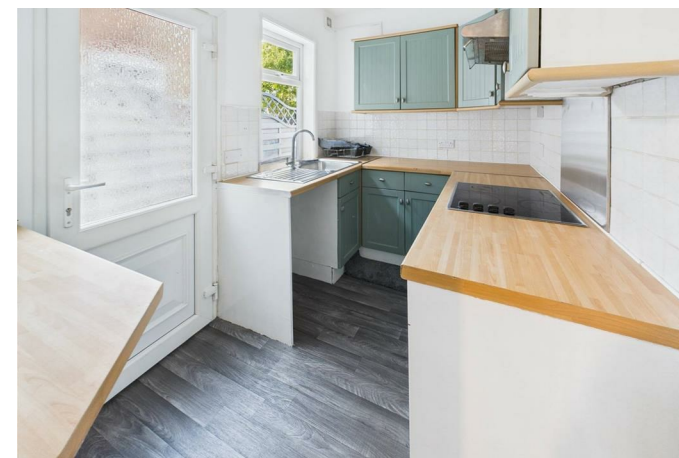
REDECORATED THROUGHOUT WITH NEW CARPETS – Available immediately this very well presented two-bedroom terraced property in Alvaston, Derby.

Alvaston is close to Derby City Centre, all major roads and offers easy access to all transports links.

In brief, this property comprises; two good sized reception rooms offering flexibility, access off into a nicely fitted, modern looking kitchen and good storing both under stairs and throughout the kitchen. The first floor has two double bedrooms, good in-built storage, and a very nicely sized family bathroom.

Outside, to the rear of the property is a large garden offering space to enjoy the outdoors, the front is on-street.

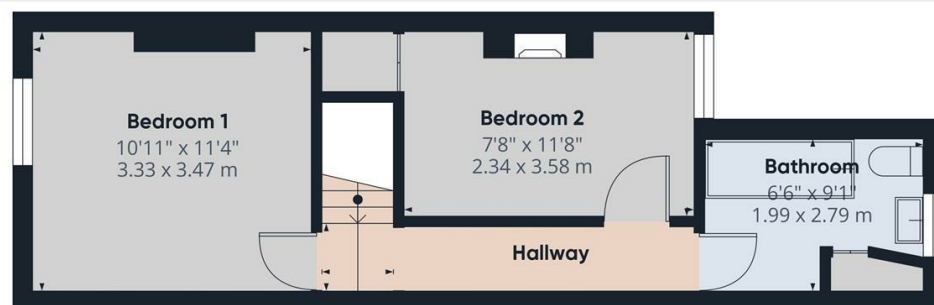
Available Immediately, Council Tax A Band, Unfurnished & Available Long Term, Viewings Available 7 Days A Week.







Floor 0



**Landing**  
2'7" x 2'10"  
0.80 x 0.89 m

Floor 1

Approximate total area<sup>(1)</sup>  
600 ft<sup>2</sup>  
55.6 m<sup>2</sup>

(1) Excluding balconies and terraces

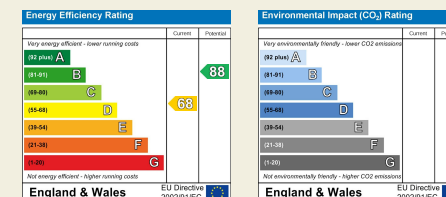
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

T: 01332 843390

E: [duffield@fletcherandcompany.co.uk](mailto:duffield@fletcherandcompany.co.uk)  
[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

# Fletcher & Company