



2 Bed House - Terraced

8 Granville Street
Derby
DE1 1GR

£850 Per Calendar Month

Fletcher
& Company

8 Granville Street

Derby

DE1 1GR



- Available Immediately & Long Term
- Re Decorated Throughout
- New carpets Fitted Throughout
- An Immaculate Property
- Two Reception Rooms With Open Plan Living
- Wood Burning Stove
- Two Bedroom (Both With In-Built Storage)
- On Street Parking To Front
- Close To Major Road Networks & Transport Links
- Council Tax A Band

Located on Granville Street, Derby, this attractive two bedroom mid-terrace home is available immediately and offered on a long-term basis. The property has been redecorated throughout and benefits from new carpets, creating a fresh and welcoming living environment.

To the ground floor, the accommodation comprises two well proportioned reception rooms, offering flexible living and dining space. To the rear is a spacious open-plan kitchen, ideal for modern living and entertaining, and featuring a characterful wood-burner as a focal point. The kitchen provides ample storage and worktop space with direct access to the rear garden, the property is complete with a washing machine and space for other appliances.

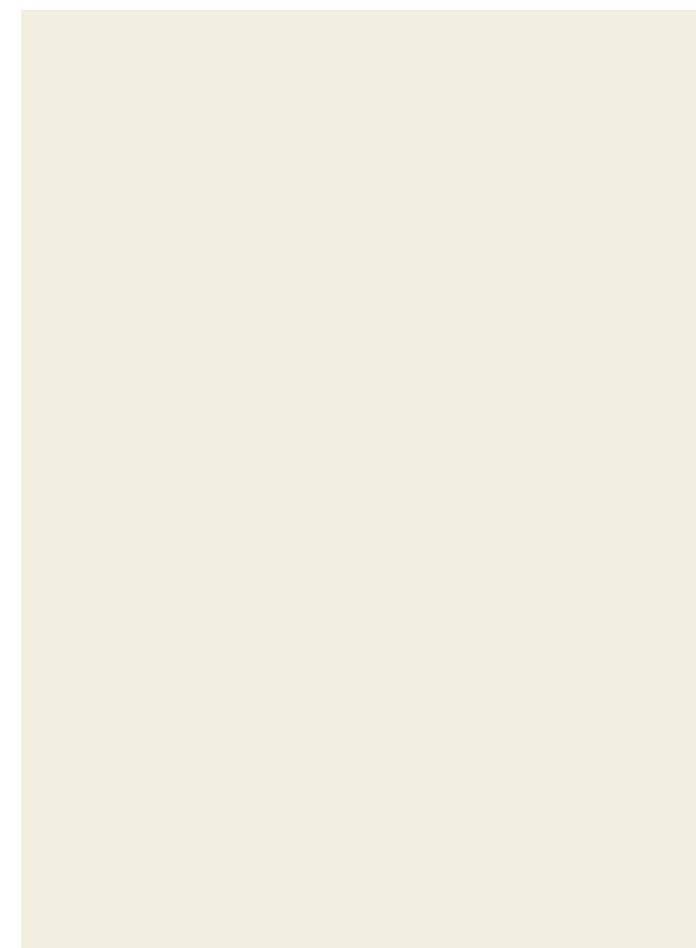
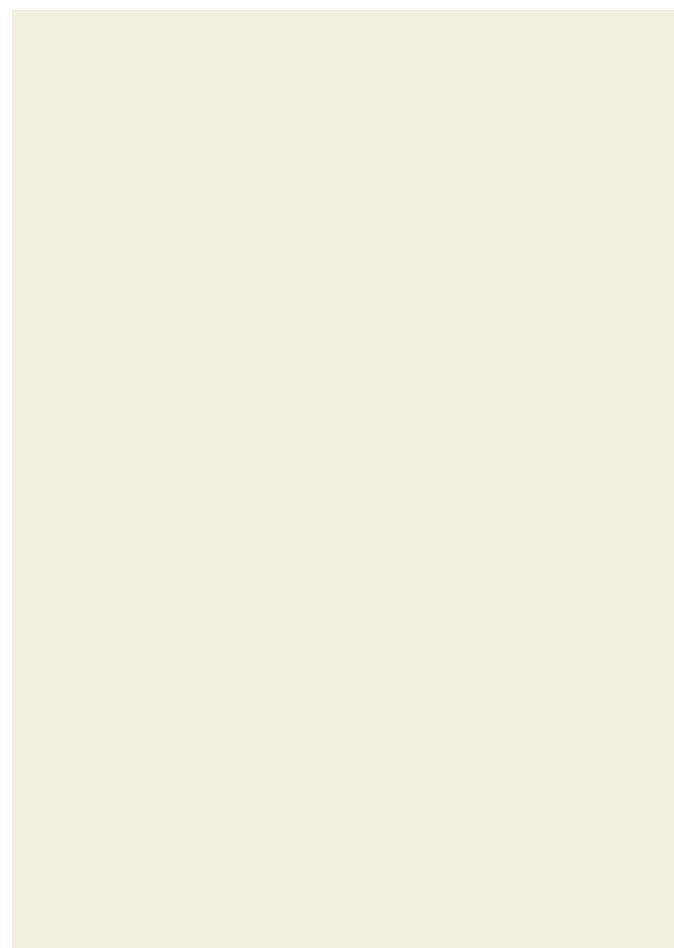
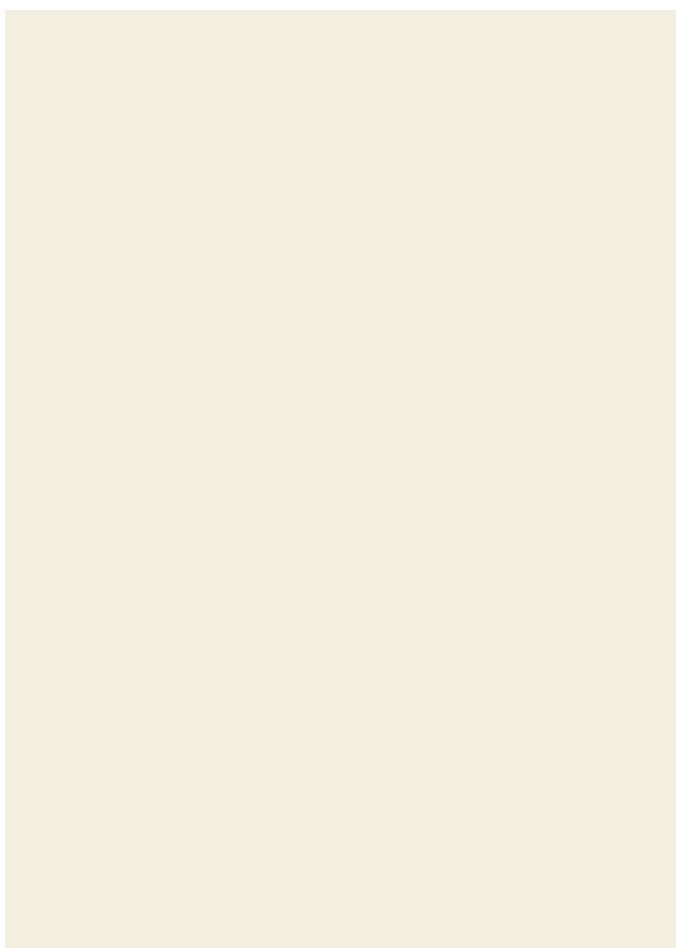
The first floor offers two good-sized bedrooms with in-built storage and a well-appointed family bathroom. There is also additional in-built storage throughout the property including a cellar.

Externally, the property benefits from a rear garden complete with a outbuilding that is suitable for dry storage. Permit on street parking available to the front of the property.

Granville Street is a popular residential location, conveniently positioned within easy reach of Derby City Centre, providing access to a wide range of shops, cafés, restaurants, leisure facilities, and transport links. Derby Railway Station, major road networks, and local amenities are all easily accessible, making the property well suited to commuters and professionals.

Available immediately on a long-term basis. Early viewing is strongly recommended.







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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(A1 plus) A			89
(B1-B1) B			66
(C1-C2) C			
(D1-D2) D			
(E1-E2) E			
(F1-F2) F			
(G1-G2) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	
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