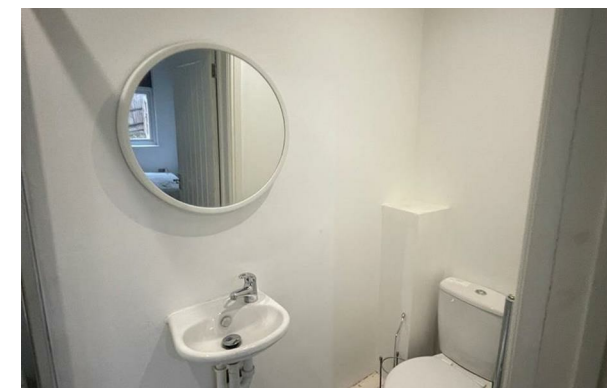
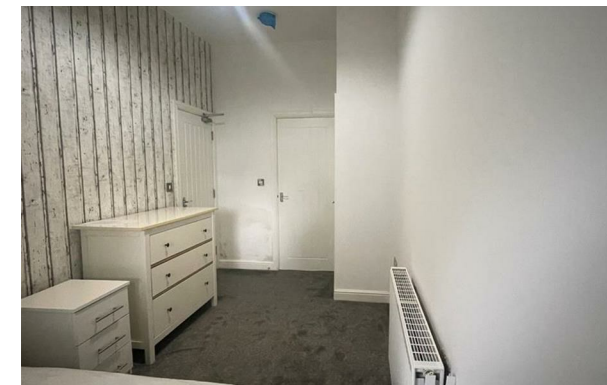




## Room 4, 300 Uttoxeter New Road, Derby, DE22 3LN

£525

- Furnished Ground Floor room in 9 Bed House Share
- Modern décor and furniture
- Excellent location for Derby City Centre and Royal Hospital
- En-suite shower room
- Communal area cleaned fortnightly
- Rent includes utilities, council tax, TV license & Wi-Fi
- Shared kitchen area
- Off road car parking

## Directions

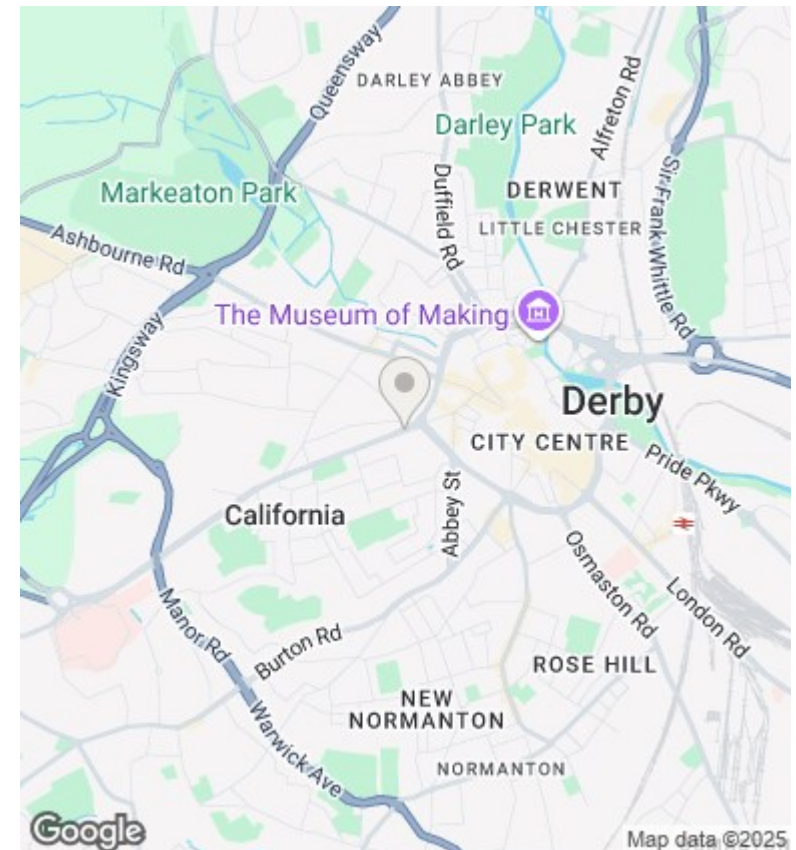
## Viewings

Viewings by arrangement only. Call 0115 6713038 to make an appointment.

## Council Tax Band

## EPC Rating:

E



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 80                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 54      |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |