



2 Bed House - Terraced

52 Etwall Street
Derby
DE22 3DU

£925 Per Month

Fletcher
& Company

52 Etwall Street
Derby
DE22 3DU



- Available Mid November 2026 • Part Furnished • Council Tax A Band • Derby City Centre • Two Reception Room • Two Double Bedrooms • Great Road Network Access & Close To Local Amenities • Good Size Kitchen • On Street Parking • Low Maintenance Rear Garden

Situated on Etwall Street, within easy reach of Derby City Centre, this generously proportioned two-bedroom mid-terraced home offers comfortable, part furnished accommodation with an abundance of living space throughout.

The property features two separate reception rooms, providing versatile areas for relaxing, dining or entertaining. A spacious kitchen completes the ground floor accommodation, offering practical workspace and storage.

Upstairs, there are two sizeable double bedrooms, both offering excellent proportions, alongside a four piece bathroom fitted with a bath, separate shower enclosure, wash basin and WC.

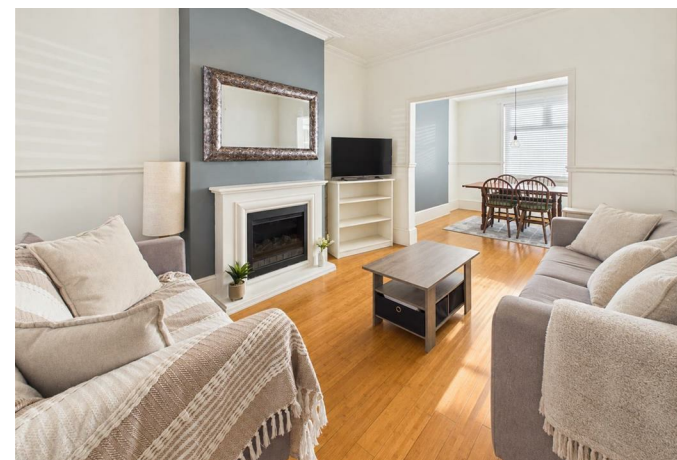
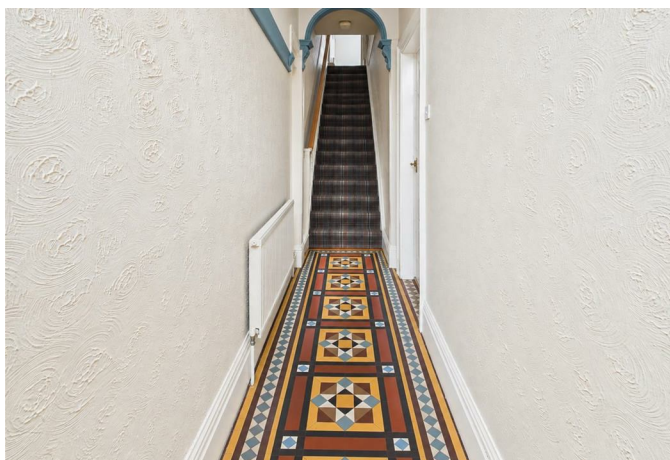
To the rear is an enclosed courtyard garden, providing a private outdoor space requiring minimal upkeep.

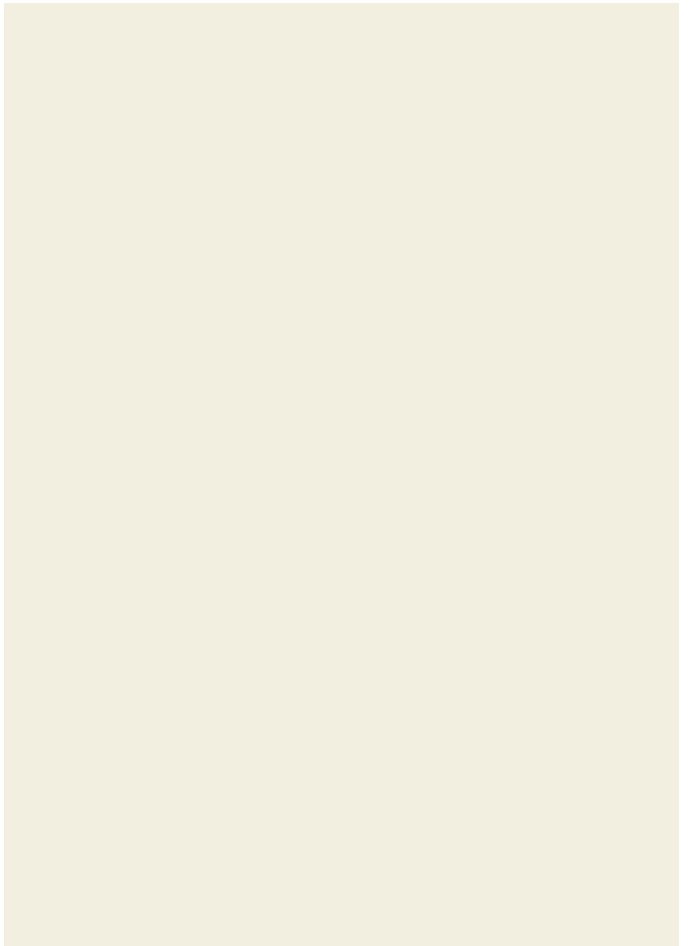
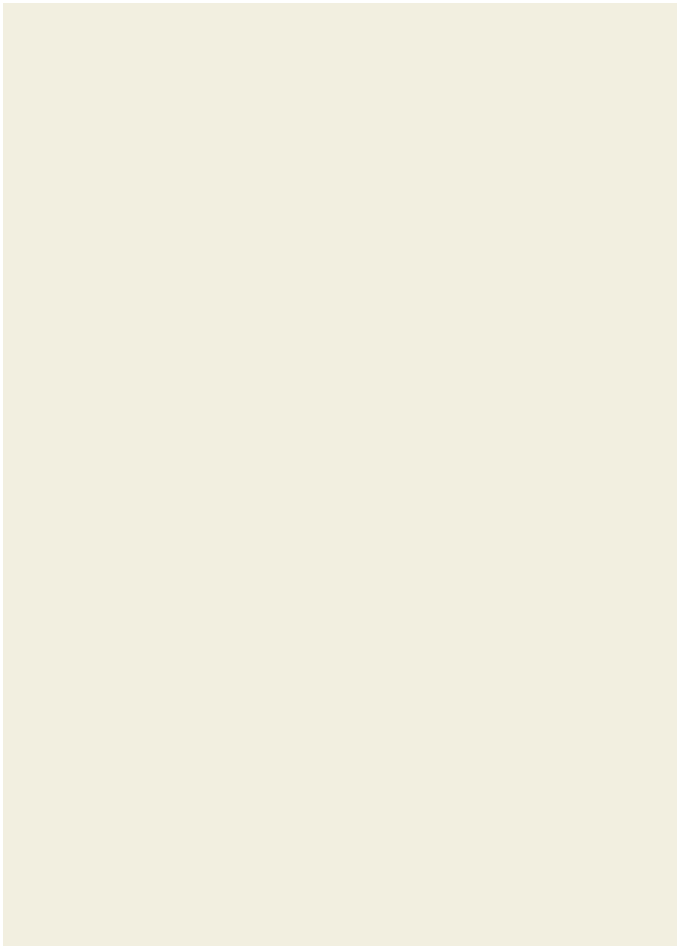
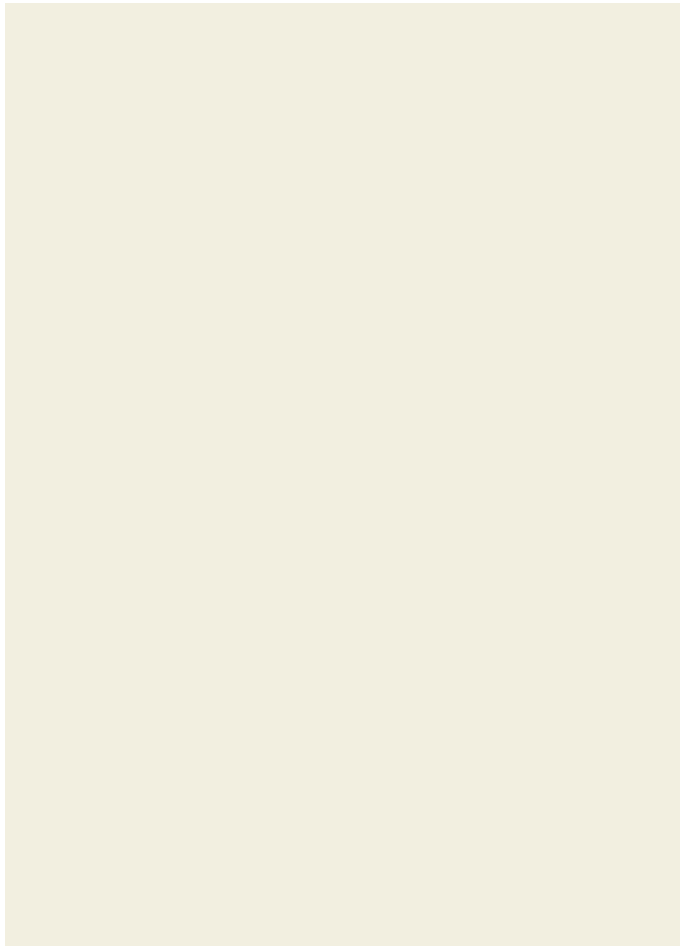
Location

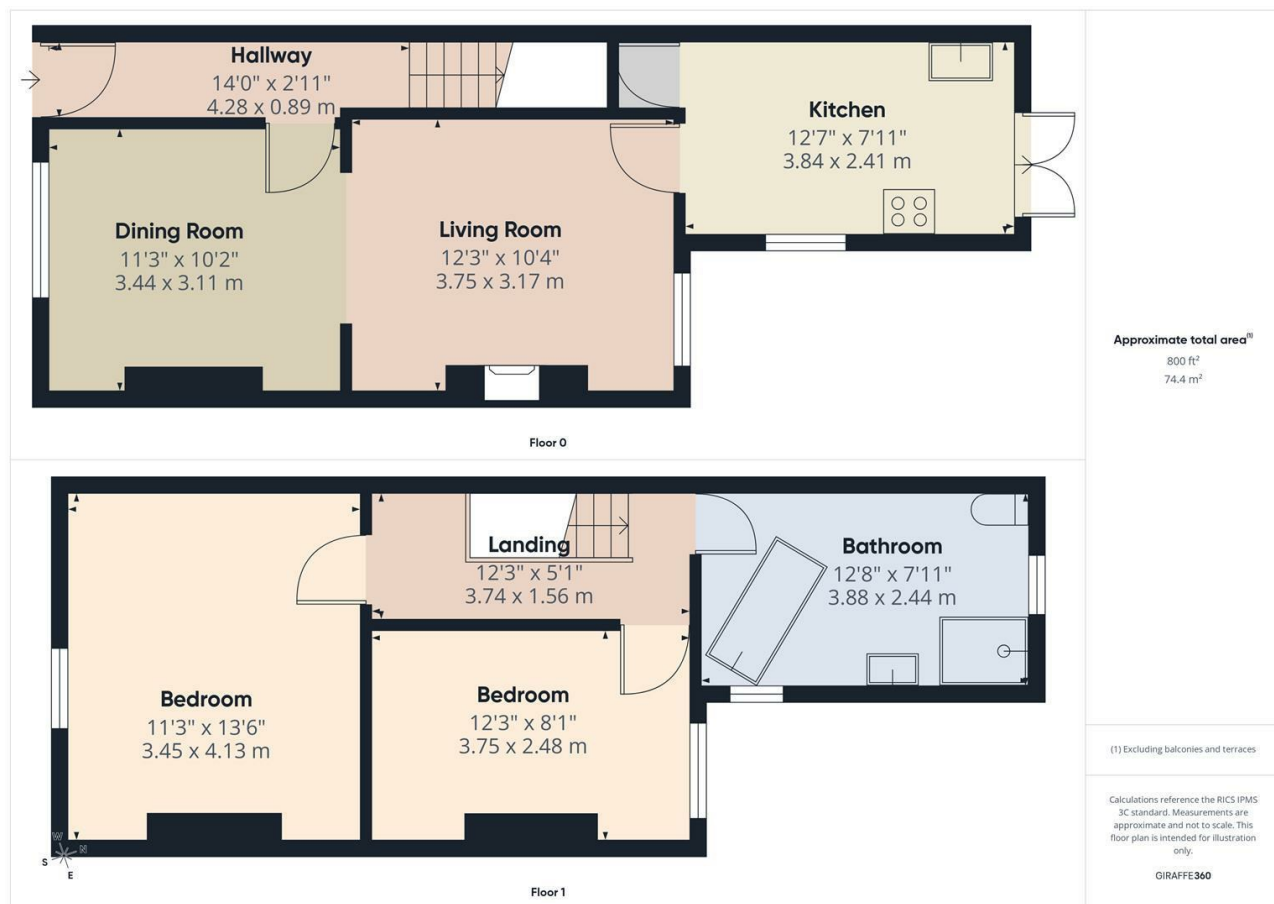
Etwall Street occupies a convenient position just off Uttoxeter Old Road, on the western side of Derby City Centre. The surrounding area offers an excellent selection of everyday amenities, including nearby Lidl and Sainsbury's supermarkets, independent shops, takeaways and local services.

Derby City Centre is easily accessible, offering an extensive range of shopping, restaurants, cafés, entertainment venues and leisure facilities, including the popular Derbion shopping centre.

The property is also well placed for access to the Royal Derby Hospital, University of Derby and Kingsway Retail Park, making the location particularly convenient





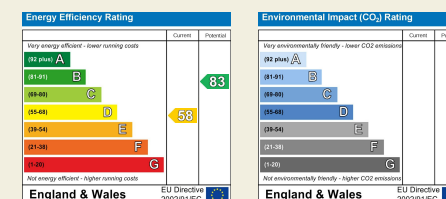


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