





174 UTTOXETER OLD ROAD
DERBY, DE1 1NF

£1,907 PER MONTH

** STUDENTS FOR 2027/28, SECURE TODAY- INCLUDE BILLS** The SLS are excited to present this SPACIOUS, fully furnished student house share! This amazing five-bedroom home with 3 ensuites and one large bathroom it is ideal for groups, offering a prime central location being walking distance to the university, city center, and local bars.

The property features a spacious shared living room, perfect for socialising or relaxing after a long day. Gather together to unwind or enjoy a movie night in this inviting space! There is also a dedicated dining area for those sit-down meals or as an additional entertainment room.

Each of the 5 LARGE bedrooms are equipped with a comfortable double bed, drawers, plenty of wardrobe space, and a desk area for your study needs – all presented to a great standard. -No more sharing bathrooms, this property boasts 3 ensuite bathrooms for ultimate convenience!

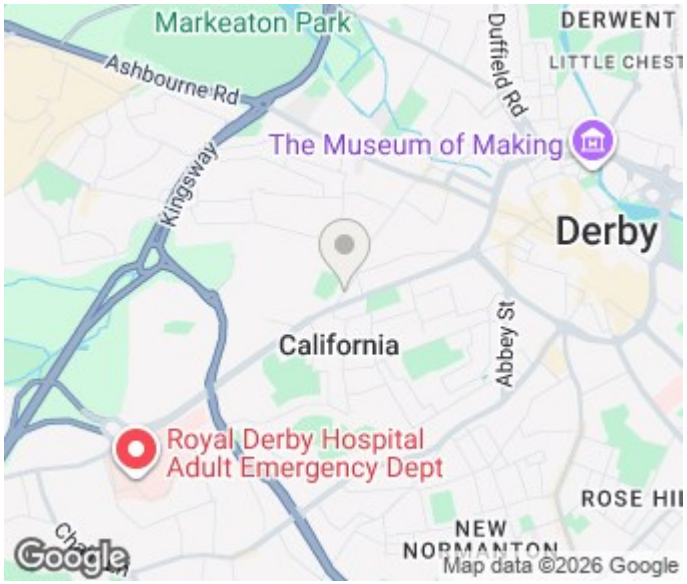
An extra BONUS, this property has a very LARGE sunny and private back garden ideal for a BBQ in summer!

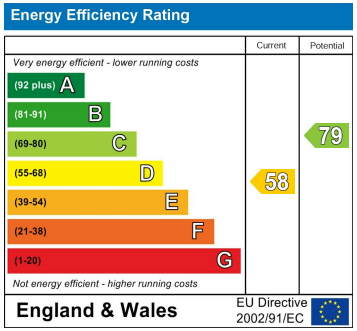
The house is ideally situated just a short walk from Derby University and is close to bars and local shops conveniently located just around the corner.

At The SLS, our support doesn't just end once you've signed a tenancy. We're here to help with any housing-related concerns, from maintenance issues to general tenancy questions. You don't need to hesitate - you can reach out anytime, and our team will be ready to assist!

SO, WHAT ARE YOU WAITING FOR? BOOK A VIEWING WITH US TODAY! We can even arrange multiple viewings on the same day for easy comparison.

THE STUDENT LETTING SPECIALIST





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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