



## 106 Foss Road

Hilton, Derby, DE65 5BJ

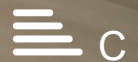
**£895 Per Calendar Month**

New to the market is this two bedroom coach house style property which comprises of, gas fired central heating, double glazing, lounge/dining room, modern fitted kitchen with high gloss units, double master bedroom with en-suite shower room, and further double bedroom, well appointed bathroom and to the outside an allocated off road parking space. No smokers. EPC Rating C. Available from 9th September.

- Ultrafast Broadband
- Gas Central Heating
- Modern Fitted Kitchen
- Open Plan Lounge/Diner
- Master Bedroom with En-suite
- Allocated Parking Spave
- Walking Distance to Amenities
- LET & MANAGED BY SCARGILL MANN & CO

### Viewing

Please contact our Scargill Mann & Co Residential Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.



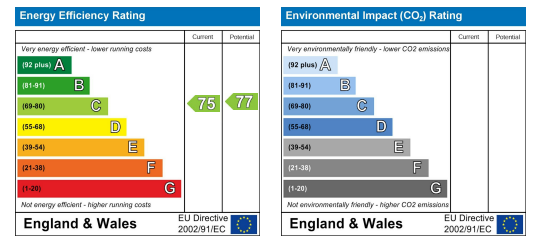
# Floor Plan



# Area Map



# Energy Efficiency Graph



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