



House

22 MAIN STREET,  
ALBERT VILLAGE,  
DERBYSHIRE, DE11 8EW

Per Month

£900 Per

#### FEATURES

- Well presented mid terraced house
- Spacious lounge diner with electric log burner & storage cupboard
- Ground floor bathroom with shower over the bath
- Popular village location
- Fitted kitchen with space for washing machine & fridge freezer
- Two double bedrooms & one single



HOWKINS &  
HARRISON

# 3 Bedroom House located in Albert Village

NEW TO THE MARKET is this three bedroom, mid-terrace property in a popular village location close to local amenities including a school and public house.

Within a short drive of popular attractions such as Conkers in the National Forest and also close to the town of Swadlincote with a range of supermarkets, shops, schools, restaurants and a cinema.

The property is situated on the Main Road and benefits from a large, open plan lounge-diner with an electric log burner and a large understairs storage cupboard.

Leading from the lounge is a fitted kitchen with a range of cupboard units, an oven and hob and spaces for a washing machine and fridge-freezer.

Completing the downstairs accommodation is the family bathroom with a shower over the bath.

To the first floor there are two double bedrooms, one with a large storage cupboard, a single bedroom and a useful airing cupboard on the landing.

Call us on


01530 410935

[ashby.lettings@howkinsandharrison.co.uk](mailto:ashby.lettings@howkinsandharrison.co.uk)

[howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)

Council Tax Band

A

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

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 are advised to recheck the measurements.

**HOWKINS &  
HARRISON**