



**161 UTTOXETER NEW ROAD  
DERBY, DE22 3NP**

**£95 PER WEEK**

**\*\*STUDENTS 2026/27 SECURE NOW\*\*** The SLS are excited to present this SUPERB, fully furnished student house share! This spacious five-bedroom home is perfect for groups, offering a prime central location close to the university and even closer to the city center, and local bars.

The property features a spacious living room which has just recently been refurbished to an exceptional standard. It is perfect for socialising or for gathering together after a long day and relaxing by enjoying a movie night in this inviting space together!

It has a large spacious kitchen which has been recently refurbished with a brand-new diner with modern appliances. Great for gathering together in the kitchen and cook a meal together.

This property has 5 very large bedrooms all equipped with a comfortable double bed, drawers, plenty of wardrobe space, and a desk area for your study needs – all presented to a **VERY HIGH STANDARD**.

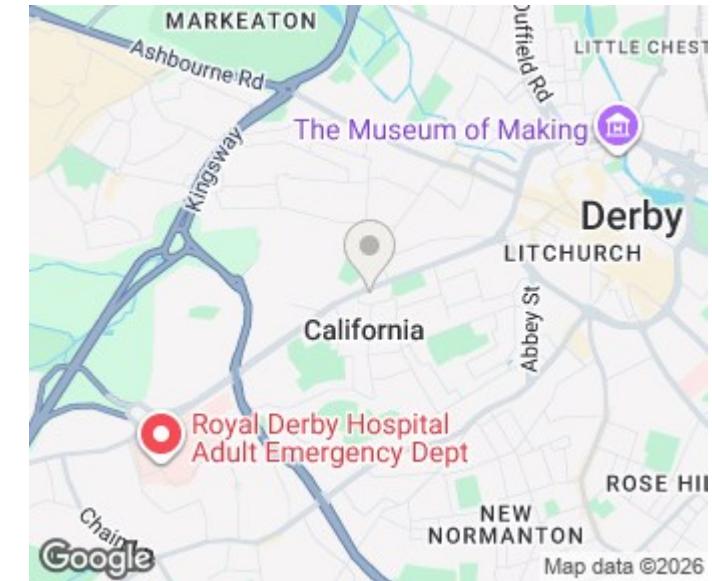
**EXTRA BONUS** - The property has its own private off street gated parking to the rear, great for keeping your car secure in the city.

Located perfectly, just minutes away from Derby Uni, and bars and local shops just being a street away.

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**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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/tenants are advised to recheck the measurements

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