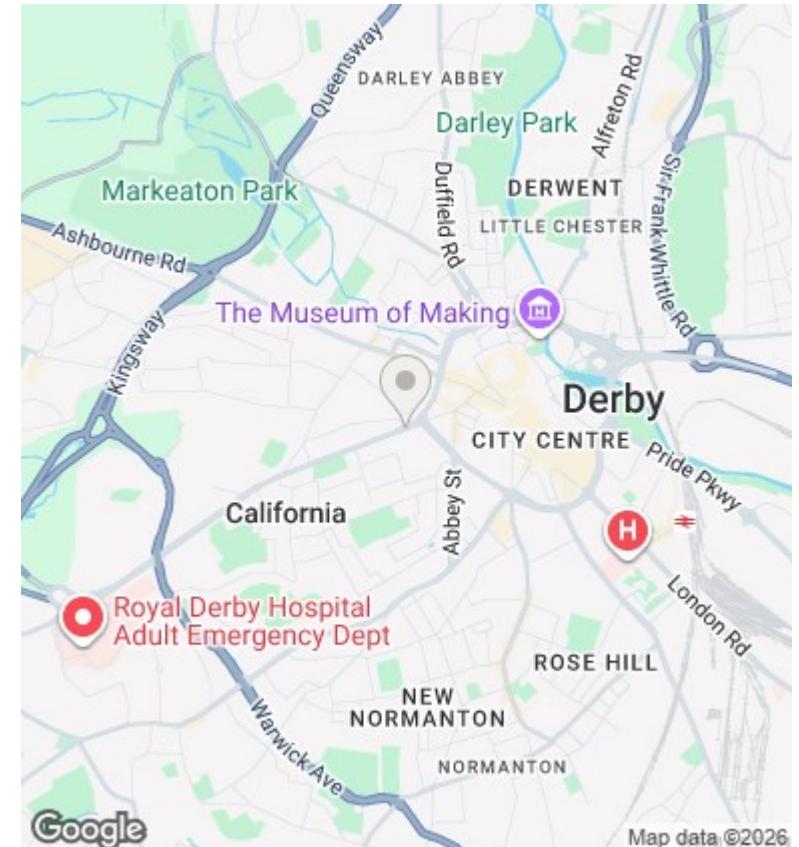




## Room 9, 300 Uttoxeter New Road, Derby, DE22 3LN

£675

- Furnished Second Floor Studio in 9 Bed House Share
- Shared communal kitchen area
- Off road car parking
- SUITABLE FOR COUPLES
- Integrated oven hob and extractor
- Modern décor and furniture
- Excellent location for Derby City Centre and Royal Hospital
- En-suite shower room
- Communal area cleaned fortnightly
- Rent includes utilities, council tax, TV license, Wi-Fi



## Directions

## Viewings

Viewings by arrangement only. Call 0115 6713038 to make an appointment.

## Council Tax Band

## EPC Rating:

E

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