



Ashby Road

TICKNALL, DERBY, DE73 7JJ

- One bedroom barn conversion
- £850pcm including utility bills and council tax
- Fully furnished
- Open plan living

£850 PCM

EPC Rating **65**





Property Description

One bedroom barn conversion in the popular village of Ticknall. Excellent road links (A38/A42/A50) and within close proximity to Derby city centre. The area benefits from a village café / shop and village pub.

The property is a self contained, one bedroom barn conversion. It comprises an open plan living space including a contemporary kitchen area with electric hob, microwave, fridge, cutlery and utensils. There is a large feature window, sofa and TV with stand.

There is a modern shower room with heated towel rail.

A spiral staircase leads up to the bedroom which is situated on a mezzanine floor, overlooking the living space. This features a double bed, bedside table, chest of drawers and hanging rail.

Double glazing throughout and gas central heating.

Outside there is plenty of off road parking and access to a communal utility room.



* £850pcm including utility bills and council tax *

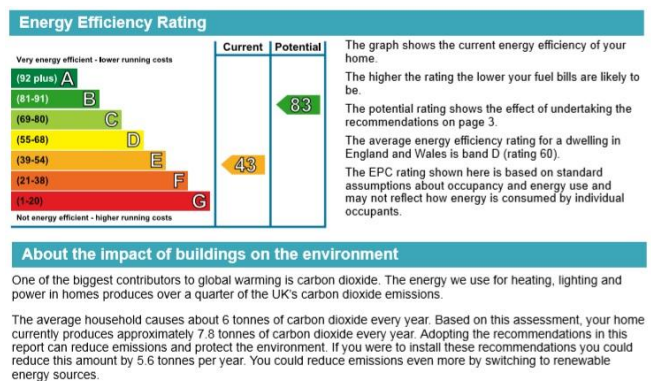
Available 20/11/2026

Deposit: £980

To see details of our Permitted Payments for tenants, please visit the Permitted Payments page on our website: www.assured-lettings.co.uk. These can also be viewed on the 'Tenancy Info' link on the Rightmove property listing.

Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of great importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not form a contract or part of a contract.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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