

LEWIS STREET, DERBY

PRICE £800 PER MONTH

2 BEDROOM | 1 BATHROOM | 1 RECEPTION



WELCOME TO LEWIS STREET

AVAILABLE IMMEDIATELY - A charming two bedroom end terraced home, ideally situated on Lewis Street in the popular residential area of Normanton, Derby. Offering spacious and versatile accommodation arranged over two floors, this property is an excellent opportunity for couples, small families or professional tenants seeking a conveniently located home. The ground floor benefits from two well proportioned reception rooms, providing flexibility for both relaxing and dining, alongside a separate galley style kitchen. Upstairs, there are two generous double bedrooms and a family bathroom. Externally, the property further benefits from a private rear courtyard, useful storage outbuildings and on-street parking.

THE DETAIL

This two bedroom end terraced property offers well proportioned accommodation with a practical layout, making it an appealing home for a range of tenants.

The ground floor comprises two good sized reception rooms, offering versatile living and dining space. The separate galley kitchen provides a functional cooking area, with a rear door leading directly out to the courtyard garden. A side access gate also provides convenient access to the outside space.

To the first floor, the landing leads to two generous double bedrooms, both offering comfortable accommodation, together with a family bathroom fitted with a bath and shower over.

Externally, the property benefits from a rear courtyard, providing a manageable outdoor space for seating and relaxation. There are also two attached outbuildings, offering valuable additional storage. Further benefits include on-street parking and the advantage of being available immediately.

CB+CO





The Location

Situated in the established residential area of Normanton, the property enjoys convenient access to a range of local amenities, including neighbourhood shops, supermarkets, takeaways and everyday services. The area is well served by local schools and provides access to nearby parks and recreational facilities, offering opportunities for outdoor leisure. Derby city centre is within easy reach, providing an extensive selection of shopping, restaurants, cafés and leisure facilities. Regular bus services operate throughout the area, providing convenient connections into the city centre and surrounding districts. The location also offers access to Derby Railway Station and the wider road network, making it a practical base for commuters travelling across Derby and beyond.

Reservation Fee & Deposit

A one week holding fee is required, which will be deducted from the first month's rent upon successful application.

A five week security deposit is required, which will be lodged with the Deposit Protection Service (DPS). Landlord ID: 4777942

CB+CO

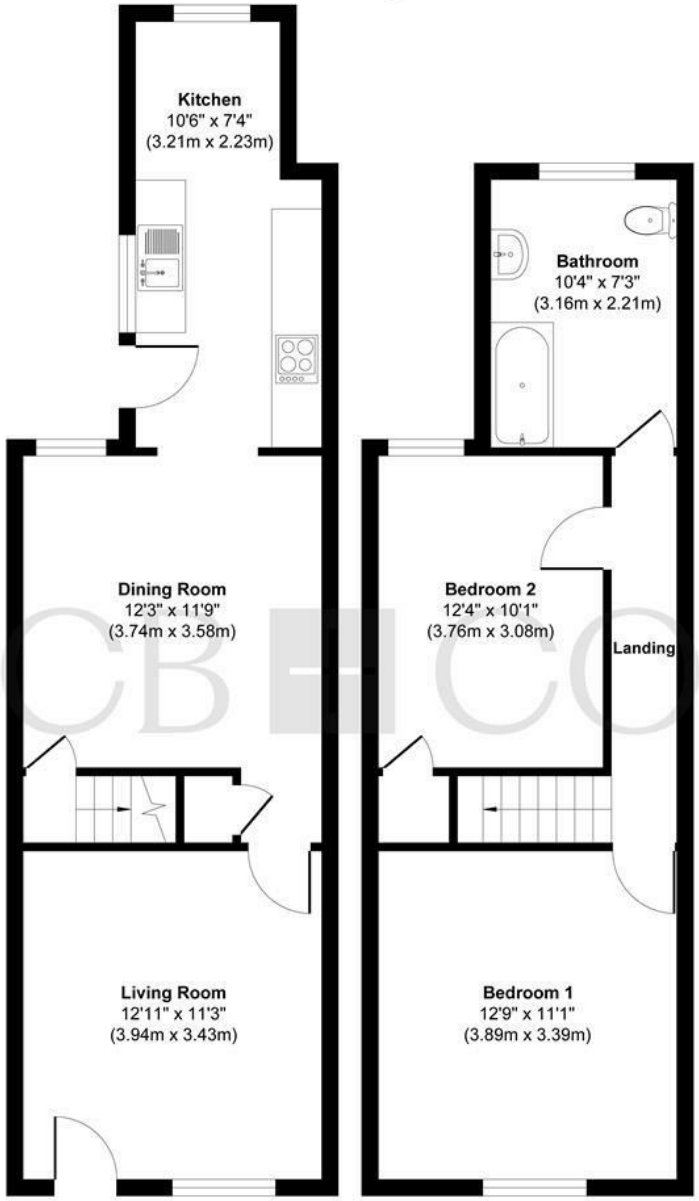








Lewis Street, Derby, DE23 8BX



Ground Floor
Approximate Floor Area
449 sq. ft
(41.74 sq. m)

First Floor
Approximate Floor Area
413 sq. ft
(38.46 sq. m)

Approx. Gross Internal Floor Area 862 sq. ft / 80.20 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

THE PARTICULARS

APPROX

850.36 sq ft

EPC RATING

E

COUNCIL TAX BAND

A

- Available Immediately
- Spacious Two Bedroom End Terraced Property
- Two Generous Double Bedrooms
- Two Well Proportioned Reception Rooms
- Separate Galley-Style Kitchen
- First Floor Bathroom With Shower Over Bath
- Enclosed Rear Courtyard Garden
- Two Useful Attached Storage Outbuildings
- Convenient Side Access To Rear Courtyard
- Popular Normanton Location With Excellent Access To Local Amenities And Derby City Centre

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DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

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