



2 Bed House - Terraced

5 Granville Street
Derby
DE1 1GR

£850 Per Calendar Month

Fletcher
& Company

5 Granville Street Derby DE1 1GR



- Available Immediately & Long Term
- Two Reception Rooms With Open Plan Living
- Two Double Bedrooms
- On Street Parking
- Council Tax A Band
- Close To Major Road Networks & All Transport Links
- Low Maintenance Garden
- Storage In The Rear Garden
- Two Good Sized Reception Rooms (Living Room & Dining Room)
- Viewing Advised

Located on Granville Street, Derby, this attractive two bedroom mid terrace home is available immediately and offered on a long term basis.

To the ground floor, the accommodation comprises two well proportioned reception rooms, offering flexible living and dining space. To the rear is a spacious open plan kitchen, ideal for modern living and entertaining. The kitchen provides ample storage and worktop space with direct access to the rear garden, the property is complete with a washing machine and space for other appliances.

The first floor offers two good sized bedrooms with inbuilt storage and a well appointed family bathroom. There is also additional inbuilt storage throughout the property.

Externally, the property benefits from a rear garden complete with a outbuilding that is suitable for dry storage. Permit on street parking available to the front of the property.

Granville Street is a popular residential location, conveniently positioned within easy reach of Derby City Centre, providing access to a wide range of shops, cafés, restaurants, leisure facilities, and transport links. Derby Railway Station, major road networks, and local amenities are all easily accessible, making the property well suited to commuters and professionals.

Available immediately on a long-term basis. Early viewing is strongly recommended

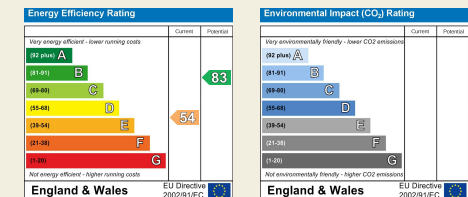




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Approximate total area[®]
591 ft²
54.9 m²

(1) Excluding balconies and terraces

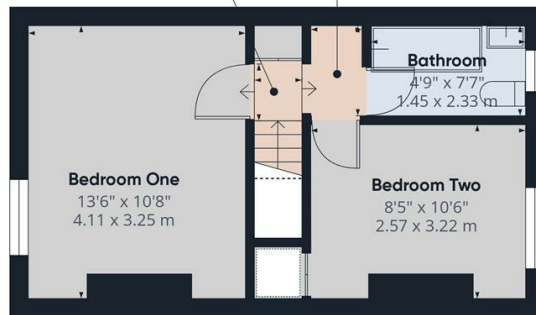
Reduced headroom:
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0

Landing 2'9" x 2'3" / 0.85 x 0.70 m
Hallway 4'7" x 2'7" / 1.42 x 0.80 m



Floor 1



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