



**23 MERCHANT STREET**  
**DERBY, DE22 3AN**

**£130 PER WEEK**

\*\*\* STUDENTS SECURE NOW FOR 2026/27 - AVAILABLE FROM 1ST JULY 2026\*\*\*

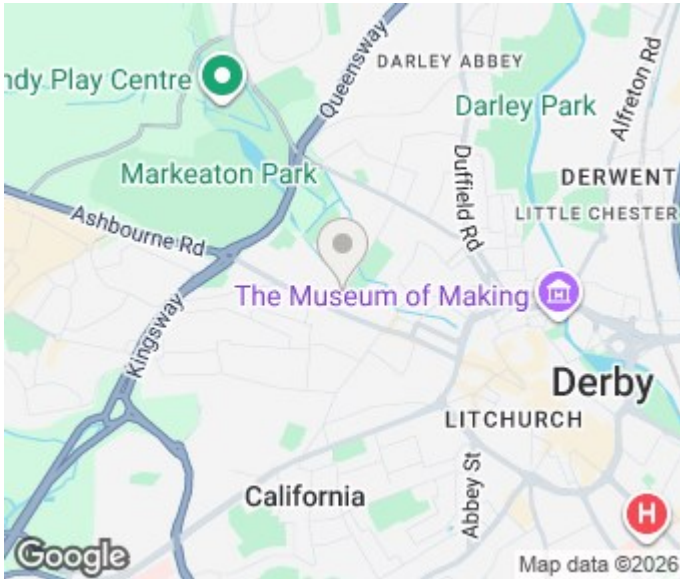
\*\*\* 4 -EN- SUITE BEDROOMS \*\*\*


We are delighted to bring to market a fantastic furnished student house. The four double rooms, come with beds, drawers, desks and wardrobes and are presented to an extremely high standard. Four of the rooms also come with ensuite which means no more sharing!

The house is located perfectly, just minutes away from Derby University, Derby City Centre and a has bars, local shops and amenities nearby.



**THE**  
**STUDENT LETTING**  
**SPECIALIST**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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

Derby Office Lettings  
 69 Friargate  
 Derby  
 Derbyshire  
 DE1 1FP

01332 477522  
 info@thesls.co.uk  
<https://thesls.co.uk/>