

2 Bed House - Terraced

52 Etwall Street
Derby
DE22 3DU

£925 Per Month

Fletcher
& Company

52 Etwall Street
Derby
DE22 3DU

2 2 1 D

• Available Mid November 2026 • Part Furnished • Council Tax A Band • Derby City Centre • Two Reception Room • Two Double Bedrooms • Great Road Network Access & Close To Local Amenities • Good Size Kitchen • On Street Parking • Low Maintenance Rear Garden

Situated on Etwall Street, within easy reach of Derby City Centre, this generously proportioned two-bedroom mid-terraced home offers comfortable, part furnished accommodation with an abundance of living space throughout.

The property features two separate reception rooms, providing versatile areas for relaxing, dining or entertaining. A spacious kitchen completes the ground floor accommodation, offering practical workspace and storage.

Upstairs, there are two sizeable double bedrooms, both offering excellent proportions, alongside a four piece bathroom fitted with a bath, separate shower enclosure, wash basin and WC.

To the rear is an enclosed courtyard garden, providing a private outdoor space requiring minimal upkeep.

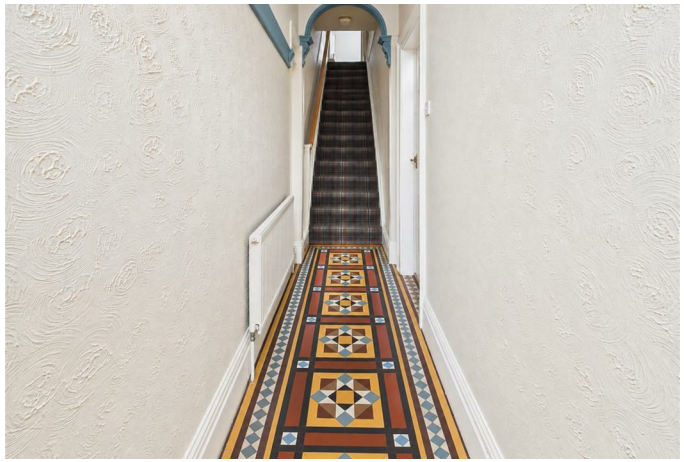
Location

Etwall Street occupies a convenient position just off Uttoxeter Old Road, on the western side of Derby City Centre. The surrounding area offers an excellent selection of everyday amenities, including nearby Lidl and Sainsbury's supermarkets, independent shops, takeaways and local services.

Derby City Centre is easily accessible, offering an extensive range of shopping, restaurants, cafés, entertainment venues and leisure facilities, including the popular Derbion shopping centre.

The property is also well placed for access to the Royal Derby Hospital, University of Derby and Kingsway Retail Park, making the location particularly convenient



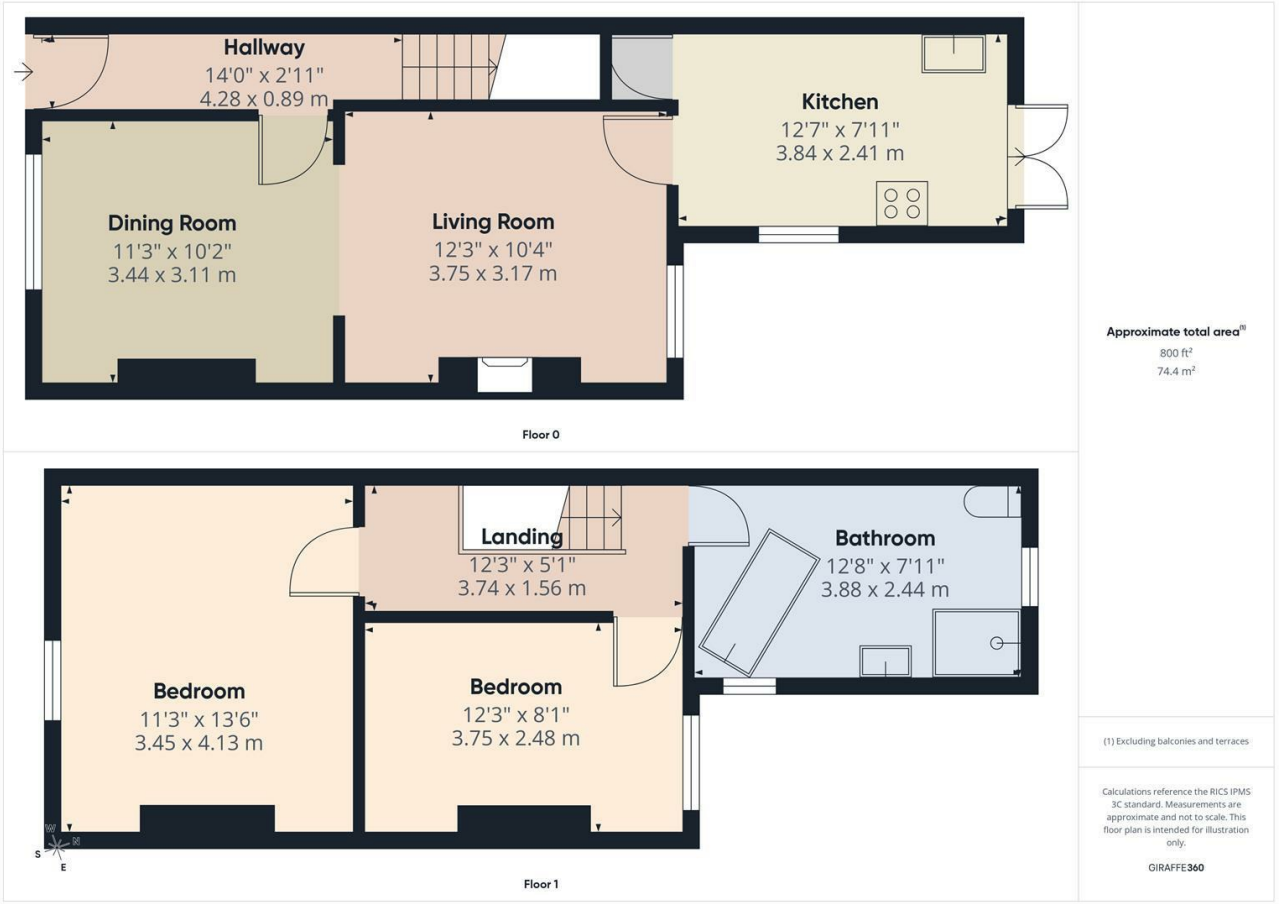












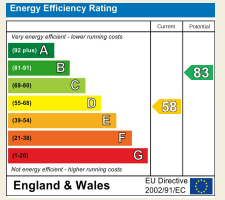
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

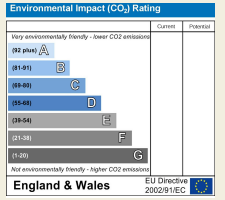
Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

T: 01332 843390
E: duffield@fletcherandcompany.co.uk
www.fletcherandcompany.co.uk

BRITISH PROPERTY AWARDS 2020 ★★★★★ GOLD WINNER ESTATE AGENT IN DERBY (SUBURBS)

UNITED KINGDOM PROPERTY AWARDS REAL ESTATE ★★★★★ BEST ESTATE AGENCY SINGLE OFFICE DERBYSHIRE Fletcher & Company 2020-2021





Fletcher & Company