

Assured Lettings

Forman Street

DERBY, DE1 1JQ

- Three bedroom mid-terraced house
- Two reception rooms
- Modern fitted kitchen with appliances
- Downstairs bathroom suite with shower

£825 PCM

EPC Rating **67**





Forman Street, Derby, DE1 1JQ







Property Description

Three- bedroom mid- terrace home in a highly convenient Derby City Centre location. Within a short stroll you'll find Derbion Shopping Centre, a wide range of restaurants and bars, cinema, and both bus and train stations.

Major employers across Derby are easily accessible, making this an ideal base for professionals.

The property has neutral décor and hard flooring throughout. Accommodation includes two reception rooms and a modern galley kitchen with built- in electric oven, hob and extractor, plus freestanding washing machine and fridge/freezer (freestanding appliances provided on a goodwill basis). The downstairs bathroom is fitted with a white three- piece suite and shower over the bath.

Upstairs there are three good- sized bedrooms: two doubles and a single. The master bedroom benefits from built- in storage.

Outside, there is a rear garden. Parking is









on- street, with a permit required from Derby City Council; further details are available on their website.

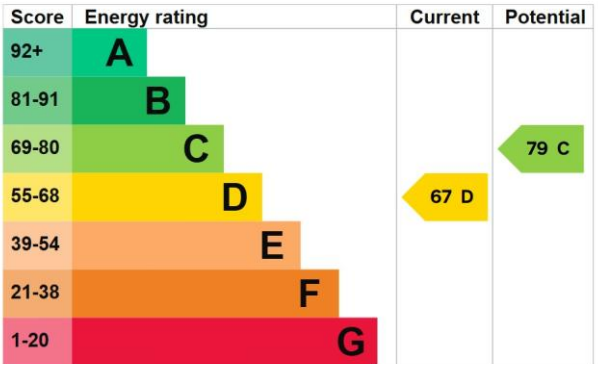
Gas central heating and UPVC double glazing throughout.

Deposit: £951
Council Tax Band: A (Derby City Council)
Offered unfurnished

To see details of our Permitted Payments for tenants, please visit the Permitted Payments page on our website: 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 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 are advised to recheck the measurements

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