

## Room 3, 300 Uttoxeter New Road, Derby, DE22 3LN

£425

- Furnished Ground Floor room in 9 Bed House Share
- Modern décor and furniture
- Excellent location for Derby City Centre and Royal Hospital
- En-suite shower room
- Off road car parking
- Communal area cleaned fortnightly
- Shared kitchen area
- Rent includes utilities, council tax, TV license, Wi-Fi

## Directions

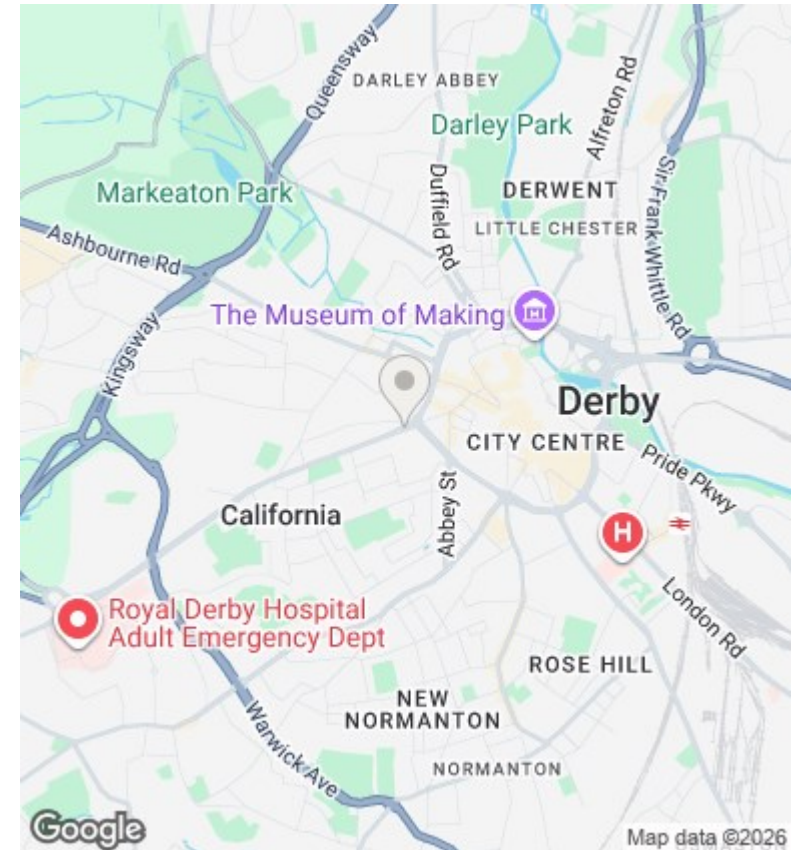
## Viewings

Viewings by arrangement only. Call 0115 6713038 to make an appointment.

## Council Tax Band

## EPC Rating:

E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E	54		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	