



WATSON STREET, DERBY

PRICE £895 PER

MONTH
2 BEDROOM | 1 BATHROOM | 2 RECEPTION



WELCOME TO WATSON STREET

Available Immediately | Two Double Bedrooms | Two Reception Rooms | Extended Kitchen | Four Piece Bathroom | Enclosed Rear Garden | Backing Onto Park | Excellent Transport Links

A well presented traditional two bedroom mid-terrace property situated on the popular Watson Street, just off Kedleston Road. Offering deceptively spacious accommodation, the property benefits from two reception rooms, an extended fitted kitchen, two generous double bedrooms and a four-piece bathroom. Outside is an enclosed rear garden backing directly onto the park. Ideally located for local amenities, the University of Derby, Derby City Centre and excellent transport links.

THE DETAIL

Entering through the front door, the property opens into a welcoming lounge featuring a character fireplace, stripped wooden flooring, sash window and useful storage to the chimney breast recess.

An inner lobby leads through to the separate dining room, which also benefits from a feature fireplace, sash window and access to the first-floor staircase.

To the rear is the extended fitted kitchen, offering a range of wall and base units, preparation surfaces, inset sink and space for a cooker. A washing machine and fridge freezer are also provided. The kitchen has windows to the side and rear, together with a door leading directly into the garden.

To the first floor are two generous double bedrooms. The principal bedroom overlooks the front of the property and features a character fireplace and two sash windows, whilst bedroom two overlooks the rear garden and park beyond.

Completing the accommodation is a spacious four-piece bathroom, fitted with a WC, wash hand basin, roll-top bath with shower attachment and separate shower cubicle, together with a heated towel rail and sash window.

Outside, the property benefits from an enclosed rear garden with paved patio, planted borders and timber fencing. The garden backs directly onto the park, providing a pleasant green outlook and a good degree of privacy.

CB+CO





The Location

Watson Street is situated just off Kedleston Road, offering convenient access to a range of local amenities including a convenience store, post office, cafés, eateries and public houses.

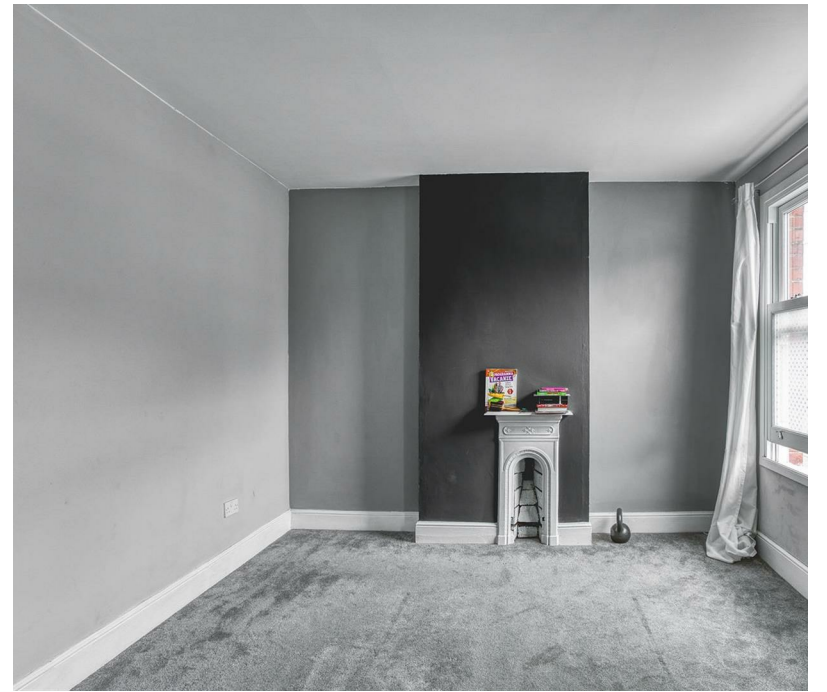
The property is also well placed for the University of Derby, Markeaton Park and local schools, with regular bus services providing easy access into Derby City Centre and surrounding areas.

Excellent transport links provide convenient access to the wider Derby area and beyond, making this a well-connected location for both professionals and families.

Reservation Fee & Deposit

A one-week holding fee is required, which will be deducted from the first month's rent upon successful application.

A five-week security deposit is required, which will be lodged with the Deposit Protection Service (DPS).
Landlord ID: 4777942



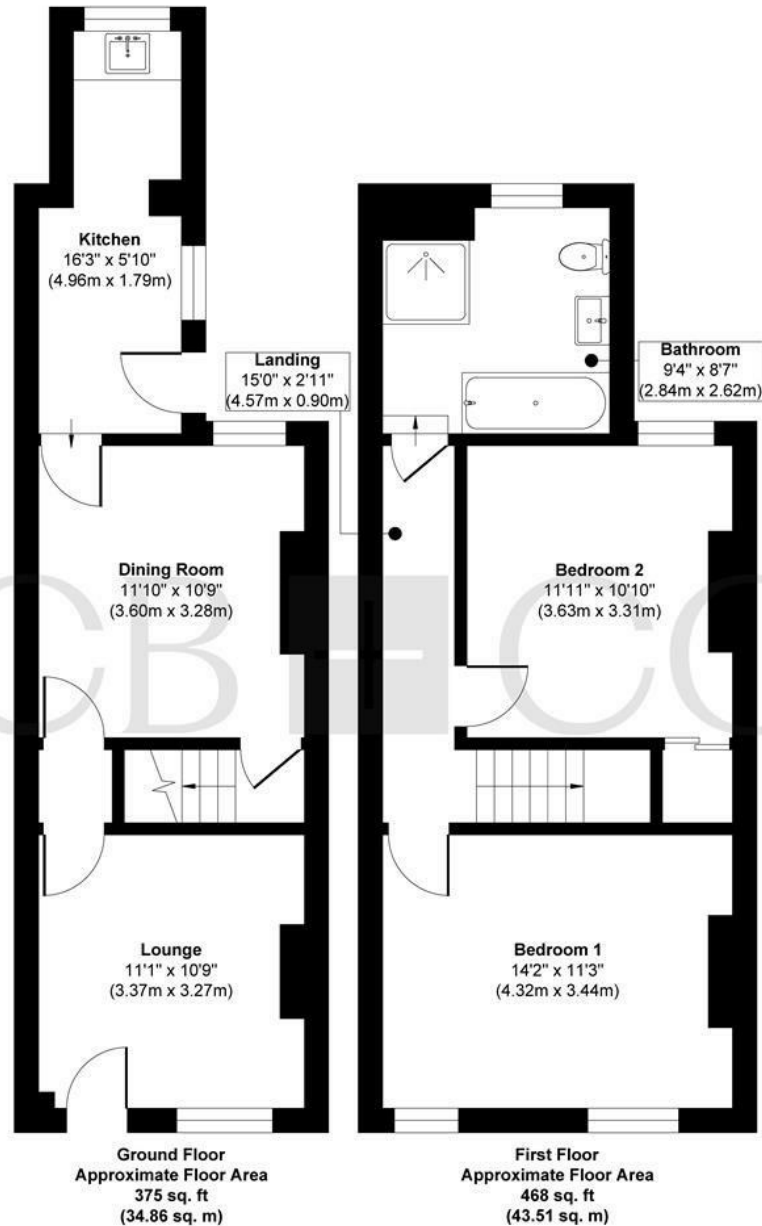








Watson Street, Derby, DE1 3SJ



Approx. Gross Internal Floor Area 843 sq. ft / 78.37 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

sq ft

EPC RATING

D

COUNCIL TAX BAND

A

- Available Immediately
- Two Generous Double Bedrooms
- Two Spacious Reception Rooms
- Extended Fitted Kitchen With Appliances
- Spacious Four Piece Bathroom
- Enclosed Rear Garden
- Backing Directly Onto Park
- Popular Kedleston Road Location
- Excellent Transport Links
- Easy Access To Derby City Centre & University

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

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