



3 Bed House

2 Auriga Court, Derby DE1 3RH
£1,175 Per Month



3



1



2



C

**Fletcher
& Company**

www.fletcherandcompany.co.uk

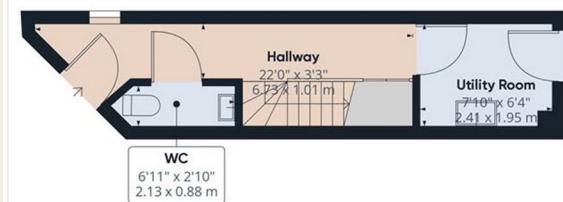
- AVAILABLE MID FEBRUARY 2026
- IMMACULATELY PRESENTED 3 BEDROOM 2 BATHROOM PROPERTY
- OFF-ROAD PARKING WITH DRIVEWAY
- LONG TERM LET AVAILABLE
- REDECORATED THROUGHOUT WITH NEW FLOORING
- SOUGHT AFTER LOCATION
- LOW MAINTENANCE GARDENS
- CLOSE TO MAJOR ROAD NETWORKS
- WALKING DISTNACE TO THE CITY CENTRE
- INTEGRATED FRIDGE/ FREEZER AND DISHWASHER

A rare opportunity - This is a three storey modern property that benefits from off road parking, a garage, and situated in a great and extremely desirable location. The property has been re-decorated and further benefits from new carpets and flooring throughout the property also.

This property comprises of a long hallway that runs the full depth of the property and has a utility room conveniently situated at the end of, with access to a low maintenance rear garden. You will also find significant storage, a downstairs w/c and stairs to the first floor. To the first floor there is the first landing area, this leads to the lounge, which is a large L shape area offering quick and easy access to the kitchen/ diner. The kitchen/ diner is situated at the rear of the property and is packed with significant storage and floor space coupled with integrated fridge/freezer and dishwasher. The landing area leads to a further staircase leading to the second floor and three bedrooms, the master bedroom with en-suite and in built storage, a further two bedrooms and a "Jack and Jill" bathroom.

Outside the property benefits from a low maintenance garden to the rear and to the front there is on street permit parking in addition to an off road car parking space, further off road parking , car port and access to a single garage with power light and personal door to the rear.

The property is perfectly located for ease of access to the A52 giving onward travel to the A38, A50 and M1

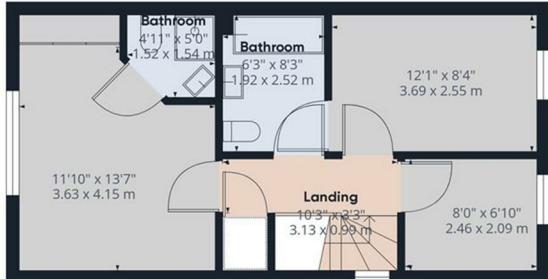


Floor 0



Floor 1

Approximate total area⁽¹⁾
1071.3 ft²
99.53 m²



Floor 2

(1) Excluding balconies and terraces
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
GIRAFFE360

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	