



2 Bed House - Terraced

12 Granville Street
Derby
DE1 1GR

£850 Per Calendar Month

Fletcher
& Company

12 Granville Street Derby DE1 1GR



- Available Immediately • Two Double Bedroom Property • Redecorated Throughout • Two Large reception Rooms • Nice Rear Garden • Close To Derby City Centre • Available Long Term • Immaculately Presented • Viewing Advised • Parking Available

Available Immediately - Located on Granville Street, Derby, this attractive two bedroom mid terrace home is available immediately and offered on a long term basis. The property has been redecorated throughout and benefits from new carpets, creating a fresh and welcoming living environment.

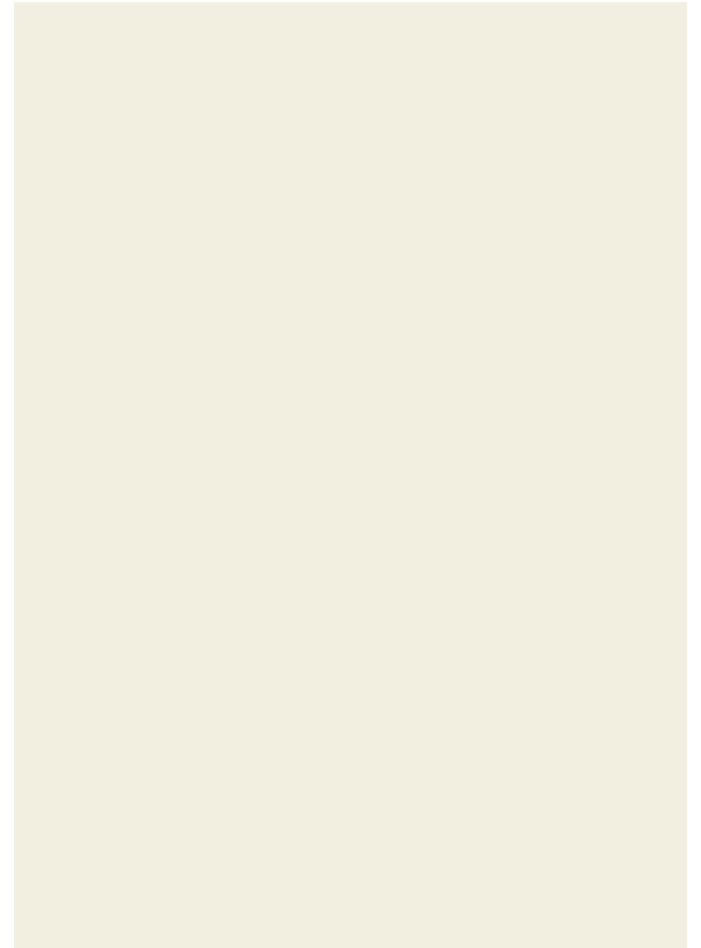
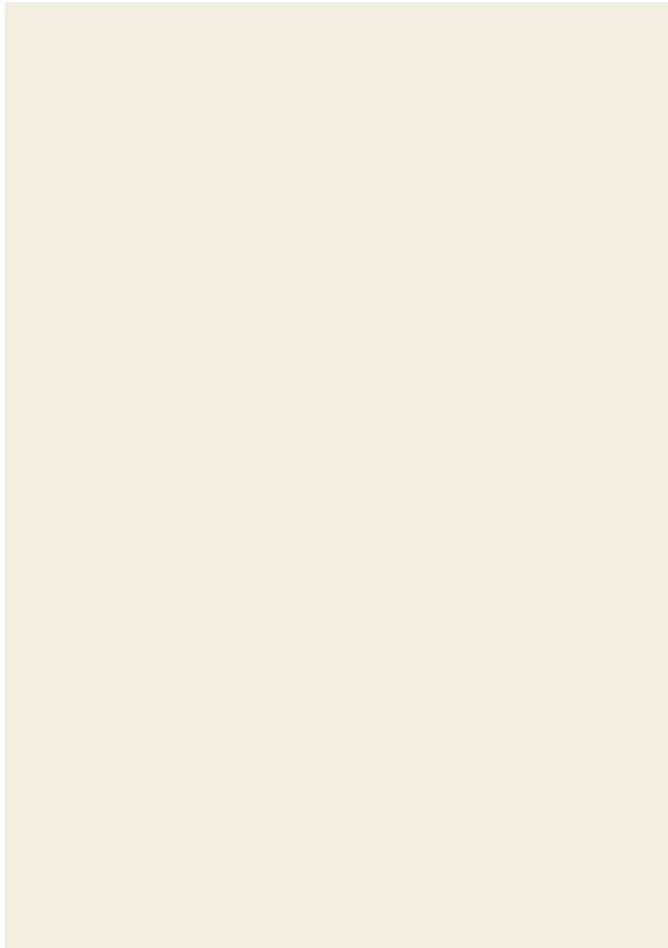
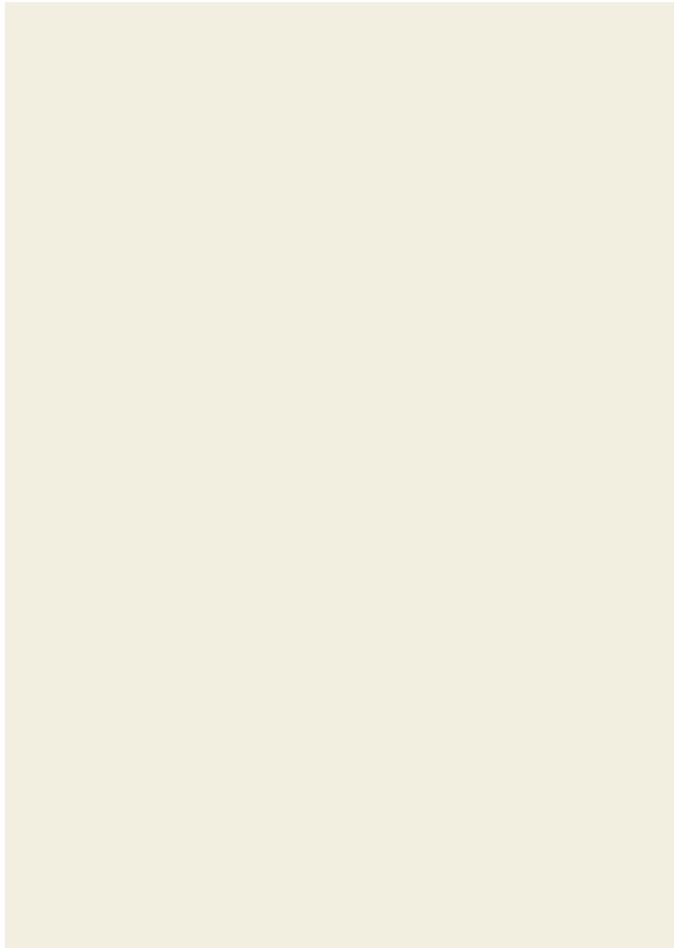
To the ground floor, the accommodation comprises two well proportioned reception rooms, offering flexible living and dining space. To the rear is a spacious open-plan kitchen, ideal for modern living and entertaining. The kitchen provides ample storage and worktop space with direct access to the rear garden, there is space for appliances.

The first floor offers two good sized bedrooms with inbuilt storage and a well appointed family bathroom. There is also additional inbuilt storage throughout the property.

Externally, the property benefits from a rear garden complete with a outbuilding that is suitable for dry storage. Permit on street parking available to the front of the property.

Granville Street is a popular residential location, conveniently positioned within easy reach of Derby City Centre, providing access to a wide range of shops, cafés, restaurants, leisure facilities, and transport links. Derby Railway Station, major road networks, and local amenities are all easily accessible, making the property well suited to commuters and professionals.

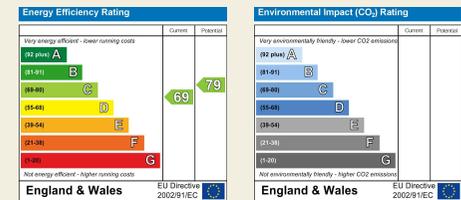




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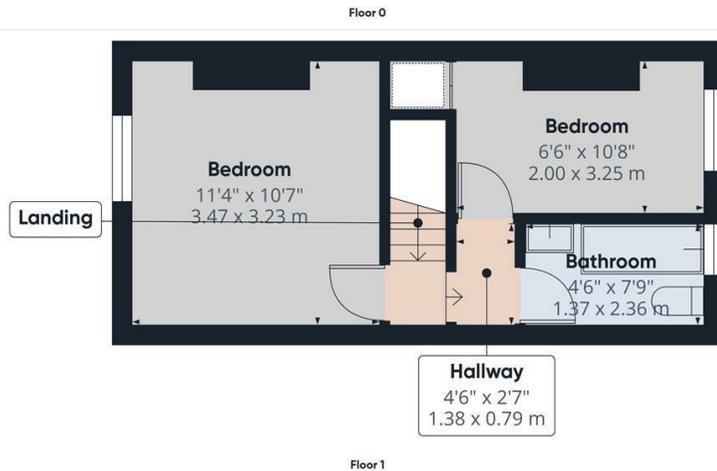


Approximate total area[®]
 540 ft²
 50.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



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