



2 Bed House

11 Spring Street
Derby
DE22 3UF

£850 Per Month

Fle
&

Fletcher
& Company

11 Spring Street
Derby
DE22 3UF



- Available Immediately
- Two Bedroom Terrace Property In Derby
- Two Good Sized reception Rooms
- Understairs Storage
- Outdoor Storage Area
- Large Family Bathroom
- Available Long Term
- Council Tax Band A
- EPC C
- On Street Parking

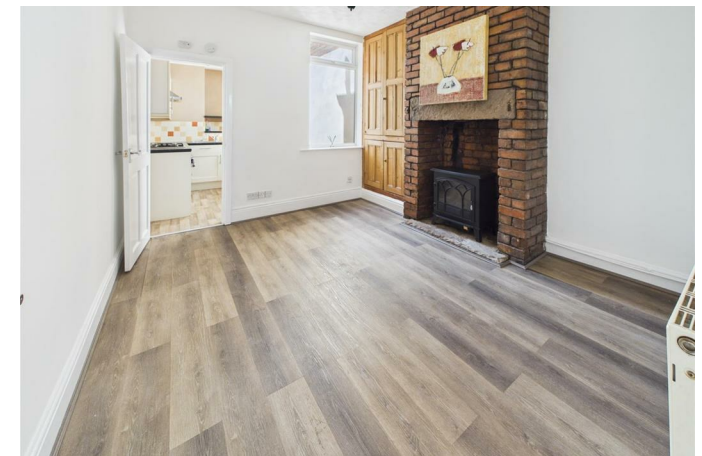
Available Immediately - Situated in a popular and convenient location within easy reach of Derby City Centre, this well presented two bedroom mid terrace property offers spacious accommodation throughout.

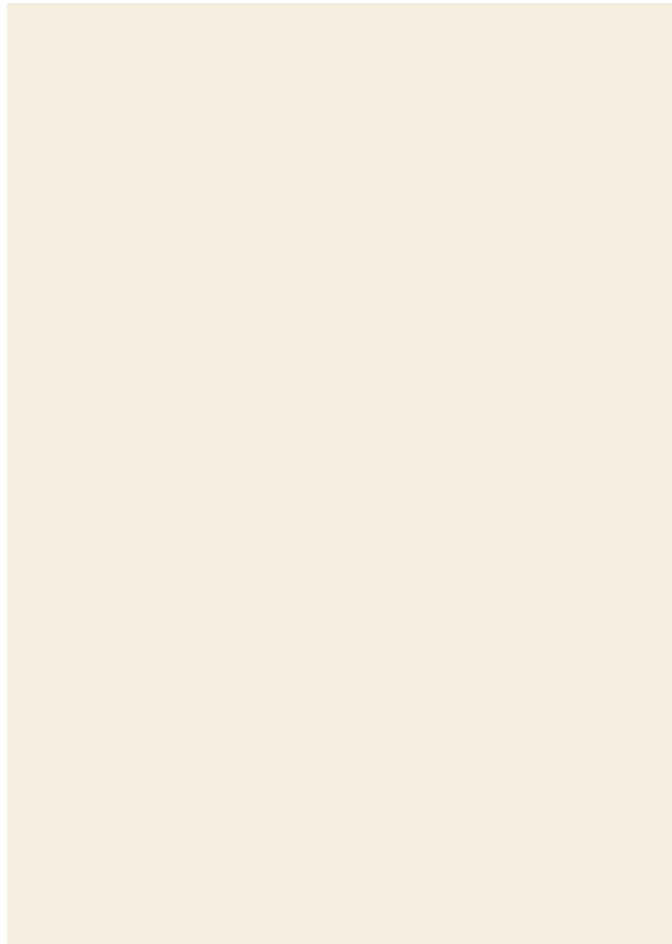
The accommodation briefly comprises two generous reception rooms, providing flexible living and dining space, together with a fitted kitchen to the rear. To the first floor are two well proportioned bedrooms and a spacious bathroom accessed from the landing.

The property further benefits from partial UPVC double glazing, gas central heating and an enclosed rear garden, offering a pleasant outdoor space with minimal maintenance requirements, there is also a dry storage outbuilding with power.

The location provides excellent access to Derby City Centre, Derby Railway Station, Pride Park and the Royal Derby Hospital, whilst a wide range of local shops, supermarkets, cafés and amenities can be found nearby. Excellent transport links connect the property to the A38, A52 and surrounding Derbyshire areas.

On street parking is available. The property has been decorated throughout and is well presented.

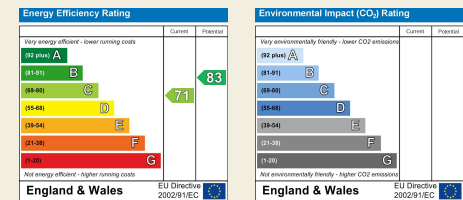




Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

T: 01332 843390

E: duffield@fletcherandcompany.co.uk
www.fletcherandcompany.co.uk



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Fletcher
& Company