



2 Temple Street, Derby DE23 6WQ

£425 Per Month



£100 OFF YOUR MOVE IN COSTS IF MOVED IN BEFORE CHRISTMAS

Welcome to Temple Street, Derby - a charming location offering a fantastic opportunity for those seeking a room to let in the heart of Derby city center. This delightful property boasts a spacious double room that comes fully furnished, ensuring a comfortable and convenient living experience from day one.

With bills included in the rent, you can enjoy a hassle-free lifestyle without the worry of additional expenses. The prime location of this property provides easy access to all the amenities and attractions that Derby city center has to offer, making it an ideal choice for those looking for both convenience and comfort.

Don't miss out on the chance to make this lovely room your new home sweet home in the vibrant city of Derby. Contact us today to arrange a viewing and secure this fantastic opportunity before it's gone!

Full Description

Welcome to Temple Street, Derby - a charming location offering a fantastic opportunity for those seeking a room to let in the heart of Derby city center. This delightful property boasts a spacious double room that comes fully furnished, ensuring a comfortable and convenient living experience from day one.

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Security and peace of mind.....Locked doors on all individual rooms



With wardrobes and drawers to rooms, gas central heating and double glazing. Spacious and fully equipped shared kitchen with lounge area to the side, and bathroom with modern suite.



Experience this new way of cost effective renting in your local area.....Call us today to arrange your viewing



are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

Disclaimer

HMO House of Multi Occupancy

Move In cost: First months rent £425 plus a bond £150.

AST first 6 months therefore after rolling contract.

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) **MONEY LAUNDERING REGULATIONS** – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes

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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

67-69 South Street, Ilkeston, Derbyshire, DE7 5QQ
T: 0115 9444910
sales@ipsestates.com | lettings@ipsestates.com
www.ipsestates.com

