



2 Temple Street, Derby DE23 6WQ

£395



SHARED ACCOMADATION - ALL BILLS INCLUDED

IPS Estates are delighted to offer this ground floor room in a shared accommodation. The room comes furnished with a double bed, wardrobe and draws.

Communal kitchen and two communal bathrooms.

Situated close to Derby City Centre.

Single Occupancy Only.

Double Bedroom

Ground floor bedroom with carpet flooring, upvc double glazed window, double wardrobe, draw unit. communal Kitchen, living space and two communal bathrooms.

Disclaimer

MOVE IN COST - First months rent £395 PCM
BOND £100
Council Tax Band - A

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 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.

