



**80 Walbrook Road, Derby DE23 8RY**

**£350 Per Month**



Nestled on the charming Walbrook Road in Derby, this ground floor room in a House of Multiple Occupancy (HMO) presents an excellent opportunity for those seeking comfortable and convenient living. Ideal for individuals or professionals, this room offers a welcoming space that is both practical and inviting.

The property is well-maintained and benefits from a communal kitchen environment, fostering a sense of community among residents. The room itself is spacious, allowing for a homely atmosphere. With ample natural light, it provides a pleasant retreat after a long day.

Situated in a vibrant area of Derby, residents will enjoy easy access to local amenities, including shops, cafes, and public transport links, making commuting and daily errands a breeze. The surrounding neighbourhood is known for its friendly atmosphere and accessibility, ensuring that everything you need is within reach.

This ground floor room in an HMO is perfect for those looking for a flexible living arrangement without compromising on comfort. Whether you are a student, a young professional, or simply seeking a new place to call home, this property offers a unique blend of convenience and community spirit. Don't miss the chance to make this delightful room your own.

Bedroom Description

The room includes a double bed with a wardrobe and a matching chest of drawers and bedside cabinet, brown carpet, magnolia painted walls. A wall mounted radiator and UPVC double-glazed bay window to front elevation.

Kitchen Diner

Base to eye level kitchen units with a roll-top work surface and splashback tiles. A four-ring electric hob and an under-counter electric oven. Overhead extractor fan, and a sink and drainer. Dining table and chairs.

Disclaimer

MOVE IN COST - First months rent £350 PCM  
BOND £100  
Council Tax Band - Included

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.

