

# MELBOURNE

## Sales & Lets



### Derby Road, Melbourne, DE73 8FE

### £995 PCM

Located on Derby Road in the heart of Melbourne, this well-kept mid-terrace house offers a delightful living experience. Spanning an impressive 678 square feet, this property features two generously sized bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space.

Unfurnished.

Upon entering, you are welcomed into a cosy reception room that exudes warmth and comfort, perfect for relaxing after a long day. The heart of the home is undoubtedly the spacious kitchen diner, which provides an inviting atmosphere for both cooking and entertaining. This area is designed to accommodate family meals and gatherings, ensuring that it becomes a cherished space for creating lasting memories.

The property boasts a central location in Melbourne, placing you within easy reach of local amenities, shops, and transport links, making daily life convenient and enjoyable. The surrounding neighbourhood is known for its friendly community and picturesque surroundings, offering a peaceful retreat while still being close to the hustle and bustle of town life.

With one well-appointed bathroom, this home meets all your essential needs. The combination of space, comfort, and location makes this terraced house a fantastic opportunity for those looking to rent in a sought-after area. Don't miss the chance to make this lovely property your new home.



Council Tax: Your property is in Council Tax Band: B

Please note that a guarantor may be required in some circumstances.

#### Application Process

Once you have viewed the property, please submit your application online via our website.

If your application is successful, a holding deposit equivalent to one week's rent will be required to secure the property. For this property, the amount is £229.62

This payment will reserve the property while we conduct credit checks and obtain references.

On the move-in date, the following payments will be required:

#### Payment Amount

Security deposit £1148.40

First month's rent £ 995.00

Less holding deposit £ 229.62

Total payable £1913.48

If you have any questions, please do not hesitate to contact us.

**Disclaimer:** These particulars, while believed to be accurate, are provided as a general guide only and do not form part of any offer or contract. Prospective tenants should not rely on these particulars as statements of fact and should satisfy themselves, through inspection or other means, as to their accuracy. No employee of this agency has the authority to make or give any representation or warranty in respect of the property.

