



**468 Uttoxeter New Road,  
Derby, DE22 3NA  
£525**



Nestled in the heart of Derby, this charming house share on Uttoxeter New Road is a true gem waiting to be discovered. Boasting a cozy bedroom and a well-appointed bathroom, this property offers the perfect blend of comfort and convenience.

Imagine coming home to a fully furnished room complete with a comfortable bed, chest of drawers, bedside cabinets, and a desk - everything you need for a relaxing and productive living space. The best part? All bills are included in the monthly rent of £475, covering council tax, gas, electric, water, and even WiFi. Plus, with the option of a zero deposit, moving in couldn't be easier.

Conveniently located just a 5-minute walk from the Royal Derby Hospital, this property is ideal for healthcare professionals or those who value easy access to medical facilities. If you're looking to explore the city, the vibrant city centre is just a short 15-minute drive or bus journey away, offering an array of shops, restaurants, and entertainment options.

Don't miss out on this fantastic opportunity to live in a well-connected area with all the amenities you could ask for. Book a viewing today and make this delightful house share your new home sweet home!

- 2 Minute Walk to Derby Royal
- En-Suites Available
- Off Street Parking
- Refurbished Throughout
- All Bills Included

