

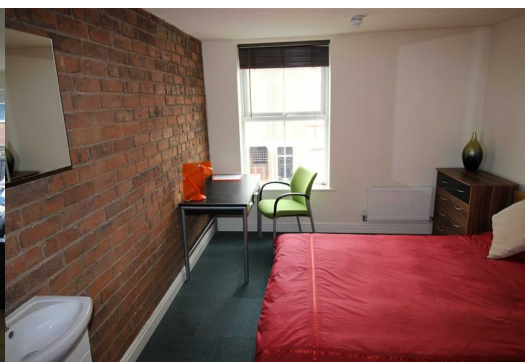


## 55 Westbury Street, Derby, DE22 3PP

**£109 Per Week**



- \* INCLUDES BILLS & COUNCIL TAX \*
- \* Weekly Cleaner for communal areas \*
- \* NO agents / referencing FEES \*
- \* Close to Hospital, City Centre, A38 and Ring Road \*
- \* Vanity sinks & cabinets in all rooms \*
- \* High Speed BB & Wi-Fi included \*
- \* The property offers plentiful; on-road parking \*



### GENERAL INFORMATION

- \* INCLUDES BILLS, Council Tax \* Weekly Cleaner for communal areas
- \* NO FEES (agents / referencing / signing etc \* Vanity sinks in all rooms
- \* High Speed BB & WiFi \* Brand New facilities for groups or individuals

### SMALLER GROUPS OR INDIVIDUALS WELCOME

#### Current Availability

AVAILABLE FROM 12th AUGUST 2023

1 double bedroom available suitable for single occupancy at £109 per week

#### AVAILABLE FROM SEPTEMBER 2023

1 double bedroom available suitable for single occupancy at £109 per week

1 double bedroom suitable for couples available at £159 per week (per couple)

#### AVAILABLE FROM OCTOBER 2023

1 double bedroom suitable for couples available at £159 per week (per couple)

A superb newly developed house share offering a quality and comfortable living environment. The accommodation is ideally suited towards the student studying at University or Hospital. The property would equally suit young professionals working in or around the Derby area.

As well as CAT 5 cable ports (High Speed Internet Connection) in each bedroom there is also Virgin fibre optic Wi-Fi available throughout the entire house included in the rent.

### RENT INCLUSIVE OF UTILITY BILLS, INTERNET BILLS & COUNCIL TAX

#### GROUND FLOOR

Spacious Living Room & Kitchen

With an extensive range of kitchen cupboards and laminate work top food preparation surfaces, tiled splash backs, three electric ovens, three gas hobs all with extractor fans over, three stainless steel sink and drainers, two fridges and freezers, dishwasher, washing machines and tumble dryer. Breakfast bar with stools, 42 Inch Flat screen TV, Yourview Box and large leather sofa.

#### Bedroom

Upvc double glazed window, carpeted, thermostatically controlled gas central heating radiator, wash hand basin on a vanity unit, mirror bathroom cabinet with light and electric shaver/toothbrush point, CAT 5 cable port, Digital TV aerial port. Furnished to suit which can include; a double bed, wardrobe, bedside cabinet, desk and chair.

#### Cloakroom WC

#### FIRST FLOOR

Landing

Two Shower Rooms & WC

Separate WC

#### SECOND FLOOR

Landing

Bathroom with Shower Over & WC

Separate WC

#### OUTSIDE

There is street parking available to the front of the property.

To the rear there is a level yard with pedestrian and bin access to the front.

Secure Bike Store.

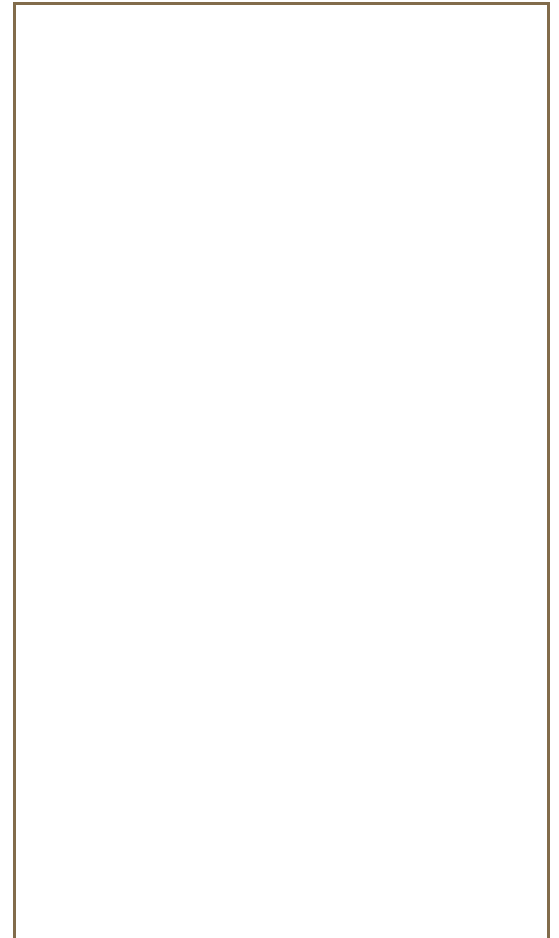
#### VIEWINGS

Viewings are available immediately, please contact BB&J Lettings on 01332 384438.

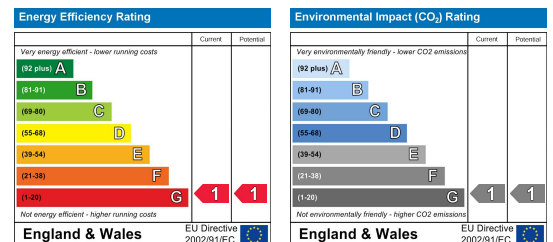
## Area Map



## Floor Plans



## Energy Efficiency Graph



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