





## £3,125 Per Month

\*\*AVAILABLE FOR 2026-27 ACADEMIC YEAR\*\*

£120pppw Excl bills

6 bedrooms

3 bathroom

Large Open Plan Kitchen and Living Room

Large Garden

Driveway

Bills package and get 2 LARGE PAPA JOHNS PIZZAS EVERY WEEK (T&Cs Apply

(capped at 32 weeks

Please contact our Top365 Lettings Office Office on 0115 845

if you wish to arrange a viewing appointment for this property or

■ £120 excl bills - Bills Package Available

6 Large double bedrooms

Tv's in all rooms

Open plan kitchen lounge

3 shower rooms

Extra study room

Extensive rear garden

Off road parking

Quiet location

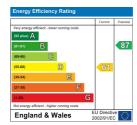
5 minutes walk to the University

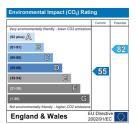
## Floor Plan Area Map





## **Energy Efficiency Graph**













These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.