



9 WEST AVENUE DERBY, DE1 3HS

£115 PER WEEK

****AVAILABLE FOR 2025/2026 STUDENTS - Fully includes Bills! **** The SLS are excited to present this a STUNNING, fully furnished house share which is well presented and close to Derby City Centre, Ideal for professionals looking for a well-managed, clean house share.

The shared open plan kitchen is spacious and Fully Equipped, featuring quality appliances, ample storage, and a sleek modern design—making it an ideal space for cooking.

Each of the 4 bedrooms are equipped with a comfortable double bed, drawers, plenty of wardrobe space, and a desk area for your study needs – all presented to a great standard.

With this property you no longer need to fight over whose turn it is in the bathroom, at this property comes with 2 very large bathrooms.

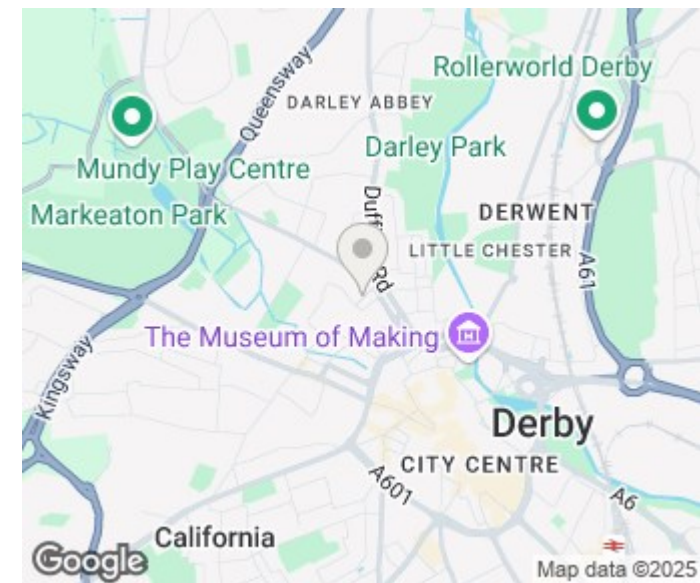
Located within walking distance of city Centre shops, major public transport links and Derby University.

SO, WHAT ARE YOU WAITING FOR? BOOK A VIEWING WITH US TODAY! We can even arrange multiple viewings on the same day for easy comparison.

Can be let at a 5 Bed - Call us to discuss



**THE
STUDENT LETTING
SPECIALIST**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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