



88 STANLEY STREET DERBY, DE22 3GW

£100 PER WEEK

ALL BILLS INCLUDED - STUDENTS FOR 2026/27 SECURE YOUR HOUSE TODAY! This fully furnished 4-bedroom student house. Perfect for groups looking for a BIG KITCHEN and COMFORTABLE LIVING ROOM. This charming home offers a prime central location, just a short walk from Derby University, the city centre, and a range of local bars and shops.

Property Highlights:

One of the BEST Spacious Living Rooms AVAILABLE: Ideal for relaxing or socialising after lectures, complete with a built-in TV for movie nights.

Modern, Fully Equipped Kitchen: Includes quality appliances, ample storage, and a sleek modern design.

BONUS Laundry Area: Convenient washing machine and tumble dryer included.

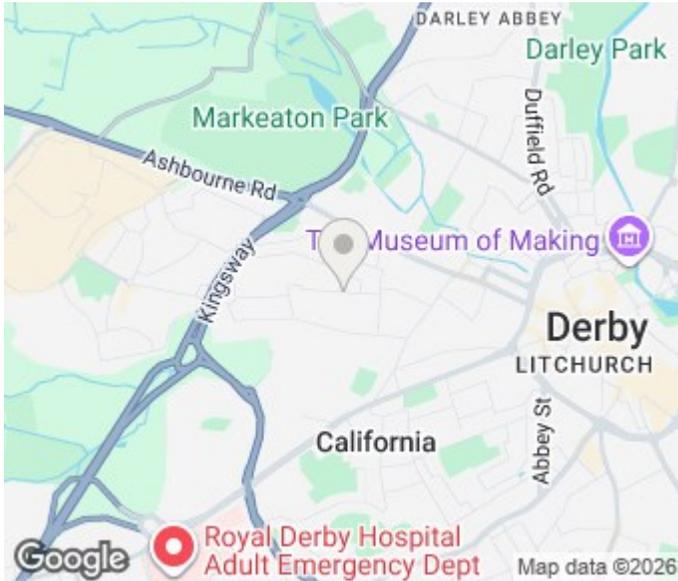
Four Comfortable Double Bedrooms: Each with a double bed, wardrobe, drawers, and study desk.

Large Garden Area: Perfect for enjoying a summer BBQ with friends or relaxing outdoors after a long day.

Fantastic Location: Sainsburys is on the same road! Walking distance to Derby University. Close to local bars, shops, and cafes.



**THE
STUDENT LETTING
SPECIALIST**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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