



## 20 WEST AVENUE DERBY, DE1 3HR

£110 PER WEEK

**\*\* BILLS INCLUDED - HALF RENT OVER SUMMER \*\***This NEWLY REFURBSIHED, fully furnished student house! This SPACIOUS four-bedroom home is ideal for groups, offering a GREAT location being walking distance to the university, city center, and local bars.

The Kitchen is Stunningly Spacious and Fully Equipped, featuring quality appliances, ample storage, and a sleek modern design making it an ideal space for cooking and spending time with Housemates.

The shared living room, perfect for socialising or relaxing after a long day. Gather together to unwind or enjoy a movie night in this inviting space!

Each of the spacious 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.

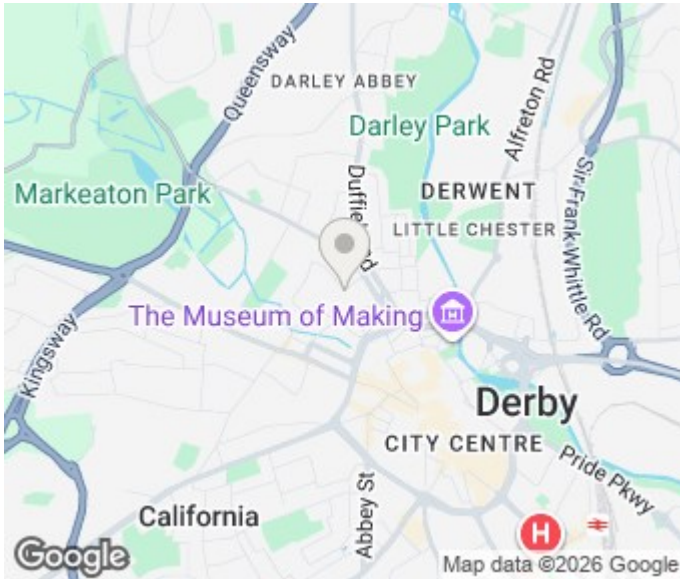
Recently refurbished this property is in GREAT CONDITION!!!


The house is ideally situated just a few minutes walk from Derby University and is close to bars and local shops conveniently located just around the corner.

Rent is £115 pppw, A bill package is available upon request.



**THE  
STUDENT LETTING  
SPECIALIST**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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