



## 9 WEST AVENUE DERBY, DE1 3HS

£125 PER WEEK

STUDENTS – SECURE YOUR 2026/27 HOME TODAY! ALL BILLS INCLUDED! This STUNNING, LARGE FOUR-bedroom home is perfect for student groups with two LARGE BATHROOMS, offering a prime central location just a short walk from the university, city centre, and popular local bars.

### Key Features

NEWLY REFURBISHED Shared Living Room. With Brand new sofas and in a larger room.

A spacious and comfortable space, perfect for socialising, relaxing after a busy day, or enjoying movie nights with friends.

### Fully Equipped Modern Kitchen

Featuring high-quality appliances, ample storage, and a sleek design ideal for cooking, dining, and making the most of your time at home. With a dinning table in the kitchen.

### TWO LARGE BATHROOMS:

Two bathrooms, making getting ready in the morning super easy and stress free for everyone.

### Four Large Bedrooms

Each bedroom includes a comfortable double bed, generous wardrobe space, a study desk, and drawers, providing everything you need for both comfort and productivity.



THE  
**STUDENT LETTING  
SPECIALIST**

Ground Floor



First Floor



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		60	77
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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