



## 38 COBDEN STREET DERBY, DE22 3GX

£110 PER WEEK

\*\*AVAILABLE FROM 1ST JULY 2026\*\* \*\*STUDENTS FOR 2025/26\*\*

\*\*FULLY INCLUSIVE OF BILLS OPTION\*\*

We are delighted to bring to market a stunning fully furnished student house share. The three rooms come with modern beds, desks, wardrobes and drawers each presented to a good standard. Tenants will have access to the shared bathroom, kitchen and communal living area. Private garden.

The house is located perfectly, just minutes away from Derby Uni, a 5 minute walk from bars with shops and local amenities at the end of the road.

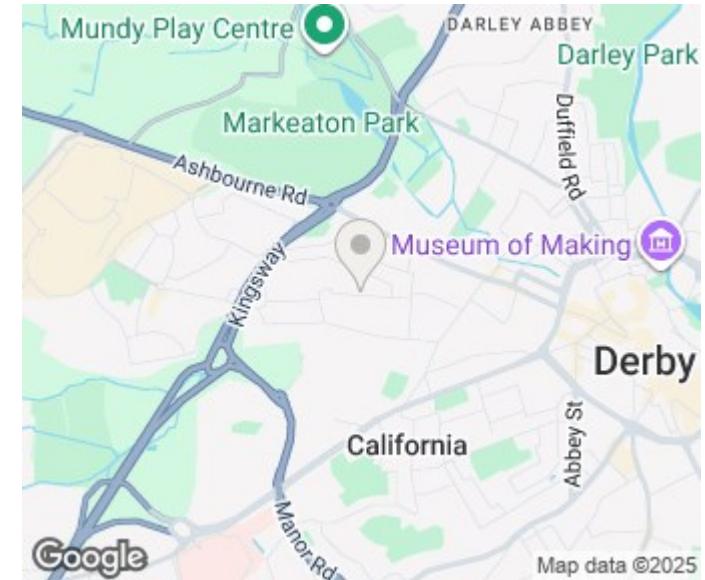
ideal location, offering easy access to shops and convenient travel routes to the university.

This is a 3 bed property with all rooms currently available!

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.



THE  
**STUDENT LETTING  
SPECIALIST**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		69
(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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