



11 BASS STREET DERBY, DE22 3BR

£140 PER WEEK

**** STUDENTS FOR 2026/27 SECURE TODAY**BILLS FULLY INCLUDED**** The SLS are excited to present this a BEAUTIFUL, fully furnished student home for the new academic year! The house is ideal for groups, offering a prime central location being walking distance to the university, city centre, and local bars.

The property features a STUNNING SPACIOUS shared living room and a separate dining room area.

The MODERN Kitchen is Fully Equipped, featuring quality appliances, ample storage, and a sleek modern design. There is also a dedicated area with a washing machine and tumble dryer for added convenience.

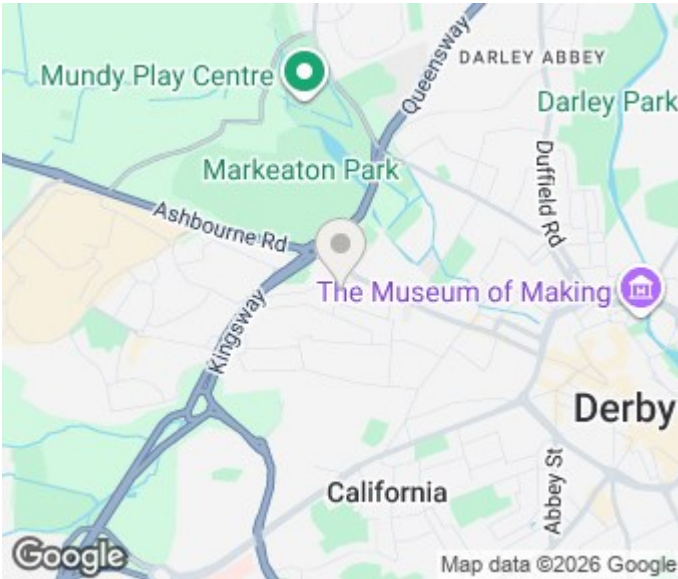
Both large bedrooms are equipped with a comfortable double bed, drawers, plenty of wardrobe space, and a desk area for your study needs, all presented to a great standard. This property also benefits from a great outdoor garden area, featuring both decking and a grass section, making it perfect for summer BBQs and relaxing outdoors.

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

DON'T MISS OUT – BOOK A VIEWING TODAY! WE KNOW HOW IMPORTANT IT IS TO FIND A HOME YOU'LL LOVE. WE'LL ORGANISE VIEWINGS FOR MULTIPLE PROPERTIES AT ONCE, MAKING IT EASIER FOR YOU TO EXPLORE YOUR OPTIONS AND FIND THE PERFECT MATCH.



**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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