



14 Lloyd Street, Derby, DE22 3ET

£300 Per Calendar



THREE BEDROOM HOUSE SHARE INCLUSIVE OF ALL BILLS

Situated in the heart of Derby, a short walk from the city centre, this is a recently modernised and beautifully presented property with three let-able rooms converted for use as a shared house inclusive of utilities, TV and fibre broadband



THREE BEDROOM HOUSE SHARE - THE RENT LISTED IS PER PERSON PER MONTH

The property is fully furnished and rent includes utilities, TV and fibre broadband

Lloyd Street is a highly desirable residential location, within the heart of the city only a short walk from the vibrant city centre of Derby with its wealth of bars, restaurants and the Intu shopping centre. The property is perfectly positioned with ease of access to the university and Markeaton park is only a short distance away.

ACCOMMODATION

Entering the property through double glazed front door into:

ENTRANCE HALL

With laminate floor, double radiator and molded coving to the ceiling.

GROUND FLOOR BEDROOM ONE

12' x 7'4" (3.66m x 2.24m)

£300 PER MONTH

With double glazed window overlooking the front elevation, fitted storage cupboard and laminate floor, double bed, desk & chair

SITTING ROOM

15' x 10'7" (4.57m x 3.23m)

(Maximum measurement)

With quality laminate floor, staircase leading to the first floor and double glazed window overlooking the rear elevation, two sofas, tv. Open plan access to:

KITCHEN

6'4" x 8'7" (1.93m x 2.62m)

Recently refitted to include a range of work surfacing/preparation areas, wall and base cupboards, an electric oven, gas hob and shaped extractor over. The kitchen has a stainless steel sink unit with drainer beneath a double glazed window overlooking the rear elevation and there is a further window, washing machine, useful drawers, open shelving, complimentary tiling to the walls and tiled floor. Open plan access to:

REAR LOBBY

6'7" x 4'7" (2.01m x 1.40m)

With fridge freezer and double glazed door leading to the rear.

TO THE FIRST FLOOR

MASTER BEDROOM ONE

12' x 10'7" (3.66m x 3.23m)

LET AGREED

£350 PER MONTH

With double glazed window overlooking the front elevation and double radiator, double bed, desk & chair, wardrobe

BEDROOM TWO

7'9" x 11'9" (2.36m x 3.58m)

LET AGREED

£325 PER MONTH

With double glazed window to the rear elevation and double radiator, double bed, desk & chair, wardrobe

BATHROOM

8'5" x 6'4" (2.57m x 1.93m)

Recently modernised with a low level WC, wash hand basin and bath with shower over the bath, complimentary tiling, frosted double glazed window and double radiator.

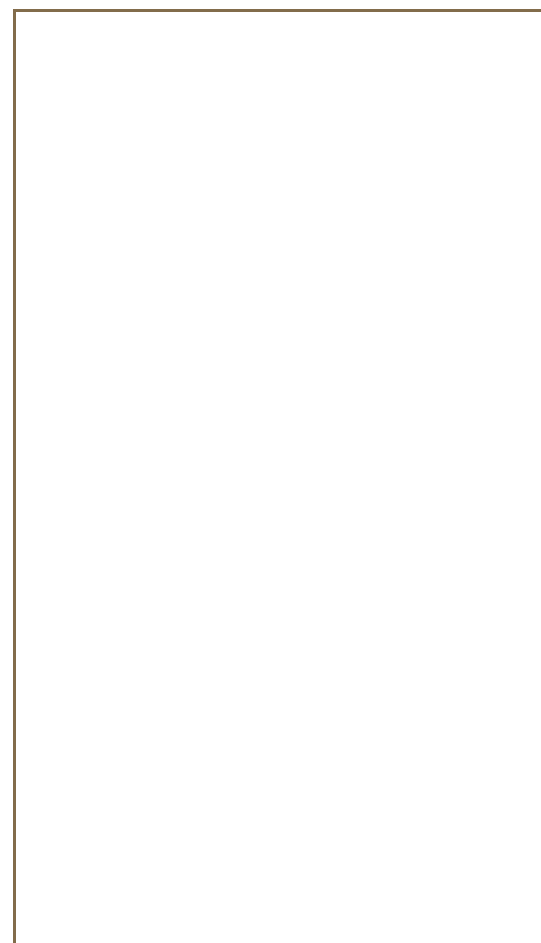
OUTSIDE

Outside the property benefits from a yard area to the rear and to the front there is on street car parking.

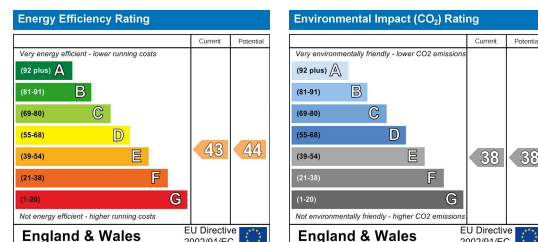
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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