



**BRIDGE STREET, DERBY**

**PRICE £1,100 PER MONTH**

**2 BEDROOM | 2 BATHROOM | 1 RECEPTION**



## WELCOME TO BRIDGE STREET

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CHARACTERFUL THREE STOREY TOWNHOUSE WITH ALLOCATED PARKING – Situated within walking distance of Derby City Centre, this charming two bedroom mid-terrace home offers spacious and versatile accommodation arranged over three floors. Blending period character with practical modern living, the property features a generous kitchen/diner, separate utility room, spacious first floor lounge, family bathroom and two well proportioned bedrooms, including a principal bedroom with en-suite. Benefitting from an allocated parking space and excellent access to Derby Railway Station, local amenities and major road links, this attractive home is perfectly suited to professionals or couples seeking a property full of charm in a highly convenient city location.

## THE DETAIL

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### The Detail

This delightful three-storey townhouse has been thoughtfully arranged to maximise both space and functionality. The ground floor welcomes you into a spacious kitchen/diner, fitted with an excellent range of wall and base units providing ample cupboard and worktop space, making it ideal for everyday living and entertaining alike. A separate utility room offers additional storage and practicality.

To the first floor is a bright and spacious lounge, creating a comfortable and inviting reception room filled with character. Also located on this floor is the family bathroom, fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC.

The second floor provides two bedrooms, including a generous principal double bedroom with the added luxury of an en-suite shower room, together with a well-proportioned single bedroom which could equally serve as a guest room or home office. Outside, the property benefits from one allocated parking space, completing this charming and well-presented home.





### The Location

Bridge Street enjoys an enviable position just a short walk from Derby City Centre, placing an excellent range of shops, restaurants, cafés and leisure facilities right on your doorstep. Derby Railway Station is within easy reach, making the property ideal for commuters, whilst excellent transport links provide swift access to the A38, A50 and M1 motorway network. The property is also conveniently located for major employers including Rolls-Royce, the Royal Derby Hospital, the University of Derby and Pride Park. Nearby green spaces, riverside walks and everyday amenities ensure the property offers the perfect balance of city living and convenience, making it an excellent choice for professionals looking to enjoy everything Derby has to offer.

### Reservation Fee & Deposit

A one-week holding fee is required, which will be deducted from the first month's rent upon successful application.

A five-week security deposit is required, which will be lodged with the Deposit Protection Service (DPS).  
Landlord ID: 4777942

CB+CO







## THE PARTICULARS

APPROX

1097.93 sq ft

EPC RATING

D

COUNCIL TAX BAND

C

- Characterful Three Storey Mid-Terrace Home
- Two Bedrooms Including Principal Bedroom With En-Suite Shower Room
- Spacious Kitchen/Diner With Ample Cupboard And Worktop Space
- Separate Utility Room Providing Additional Storage
- Generous First Floor Lounge Full Of Character
- Family Bathroom With Bath, Shower Over, WC And Wash Hand Basin
- Allocated Parking Space for One Vehicle
- Excellent Access to Local Amenities, A38, A50 and M1
- Walking Distance to Derby City Centre and Train Station
- Ideal Home for Professionals and Couples

## DARLEY ABBEY MILLS

### THE MILLS

First Floor  
Darley Abbey Mills  
Middle Mill  
Derby, DE22 1DZ

01332 411050  
CURRANBIRDS.CO

## MICKLEOVER

### THE STUDIO

2 Station Rd  
Mickleover  
Derby,  
DE3 9GH

01332 531020  
CURRANBIRDS.CO

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