



18 Arthur Street, Derby, DE1 3EF
£1,150 Per month

3 1 2 E



£1,150 Per month

18 Arthur Street

Derby, DE1 3EF

- Spacious Period End Terraced Home
- Located in the Strutts Park Conservation Area
- Over 1100 Square Feet of Accommodation over Three Floors
- Close to Darley Park
- Recently Redecorated, Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, Ground Floor Bedroom/Reception Room & Living Room
- Three Double Bedrooms including Spacious Attic Bedroom & Bathroom
- Good Sized Enclosed Rear Garden
- Close to Derby City Centre
- Very Desirable Area

A most deceptively spacious three-storey Victorian end terraced home, set within the desirable Strutts Park conservation area of Derby. This property offers three double bedrooms with over 1100 square feet of living accommodation over three floors and has recently been redecorated to a tasteful neutral theme throughout. Conveniently positioned within walking distance of Derby city centre, riverside walks and the expansive green spaces of Darley Park

The property offers a spacious and flexible layout suited to professionals, family and also to rental investment. The property has previously been let on a multi room basis with four lettable rooms and this area continues to offer strong tenant appeal.

The property offers a great layout that includes an entrance hallway, reception room/ground floor bedroom, spacious lounge with feature fireplace and french doors leading to the rear garden and well appointed kitchen. The first floor landing leads to two well proportioned double bedrooms and bathroom. There are stairs leading to the second floor and spacious attic bedroom.

Outside, the property has a shared passaged entry and a good sized enclosed rear garden.



[The Detail](#)

[The Location](#)

[Reservation Fee & Deposit](#)

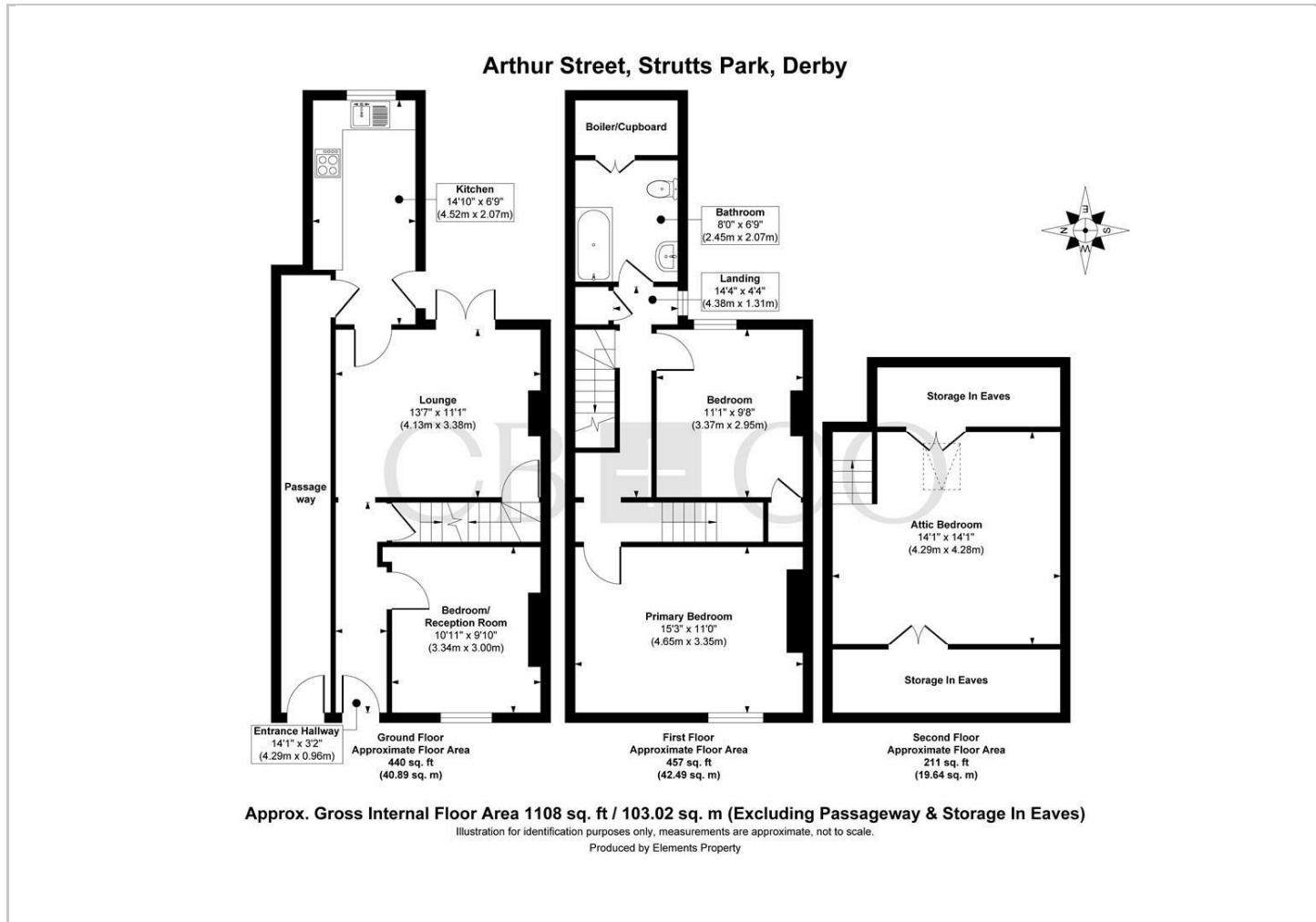




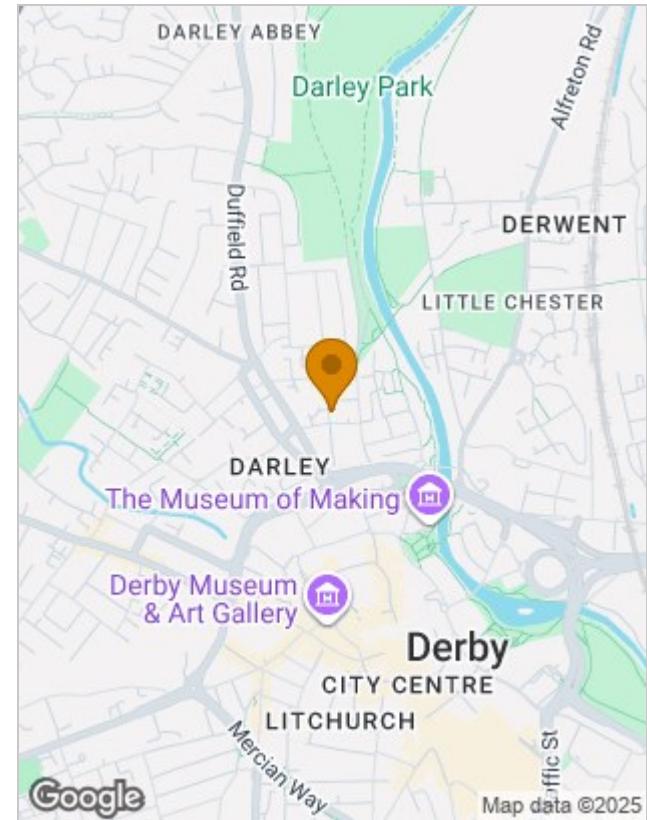
Directions



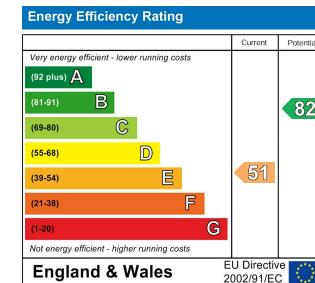
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Lettings Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.