

LONGFORD STREET, OFF KEDLESTON ROAD, DERBY

PRICE £126 PER WEEK

3 BEDROOM | 1 BATHROOM | 1 RECEPTION



WELCOME TO LONGFORD STREET

MODERN THREE BEDROOM HOUSE SHARE – ALL BILLS INCLUDED - £126 PER ROOM PER WEEK -

DELIGHTFUL CHARACTER PROPERTY - A beautifully presented and most spacious, three double bedroom mid terraced property offering a wealth of character and charm throughout with many period features. This property also offers a superb layout that includes and entrance hallway and three generous double bedrooms, as the property benefits from the first floor having the additional floor area above the passageway.

The property would be ideally suited to those wanting to be close to the University of Derby and is set within this much sought after and most convenient location off Kedleston Road and within easy access of Derby City Centre.

This property has the benefit of gas central heating and the accommodation in brief comprises: entrance hallway, sitting room with feature period fireplace, spacious dining room with feature period fireplace and access to a fitted kitchen. The first floor landing gives access to both double bedrooms and a beautiful period style bathroom with white three piece suite including a roll top bath.

Outside the property has a brick built store/wc and block paved patio seating area with a walled garden.

THE DETAIL

ALL BILLS INCLUDED - £126 PER ROOM PER WEEK

A particularly characterful three bedroom mid-terraced property, offering generously proportioned accommodation and a charming combination of traditional features and modern comforts.

The property is offered fully furnished and briefly comprises a welcoming reception room, providing a comfortable space for relaxing and entertaining, together with a separate kitchen offering practical everyday accommodation.

To the first floor, the landing gives access to two well proportioned bedrooms, offering flexibility for a variety of living arrangements. The additional bedroom downstairs could also provide an ideal opportunity for those requiring a home office or occasional guest accommodation.

The first floor bathroom is a particularly attractive feature, appointed with a beautiful roll-top bath with shower over, combining traditional styling with everyday practicality.

Overall, this is a spacious and appealing home, with its characterful interior, fully furnished accommodation and versatile layout making it an excellent rental opportunity.

The Location

Situated on Longford Street, the property enjoys a convenient position within Derby, with a range of local

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amenities and everyday facilities close to hand. The surrounding area offers a selection of local shops, convenience stores, public houses and eateries, with further shopping, leisure and recreational facilities available within easy reach of Derby city centre. The location is also well placed for access to local bus services and the wider road network, providing convenient connections across Derby and the surrounding areas. Whether commuting for work, accessing local amenities or enjoying the city's wider leisure facilities, Longford Street offers a practical and well-connected setting for a range of tenants.

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




EAT
SLEEP
PLAY
REPEAT











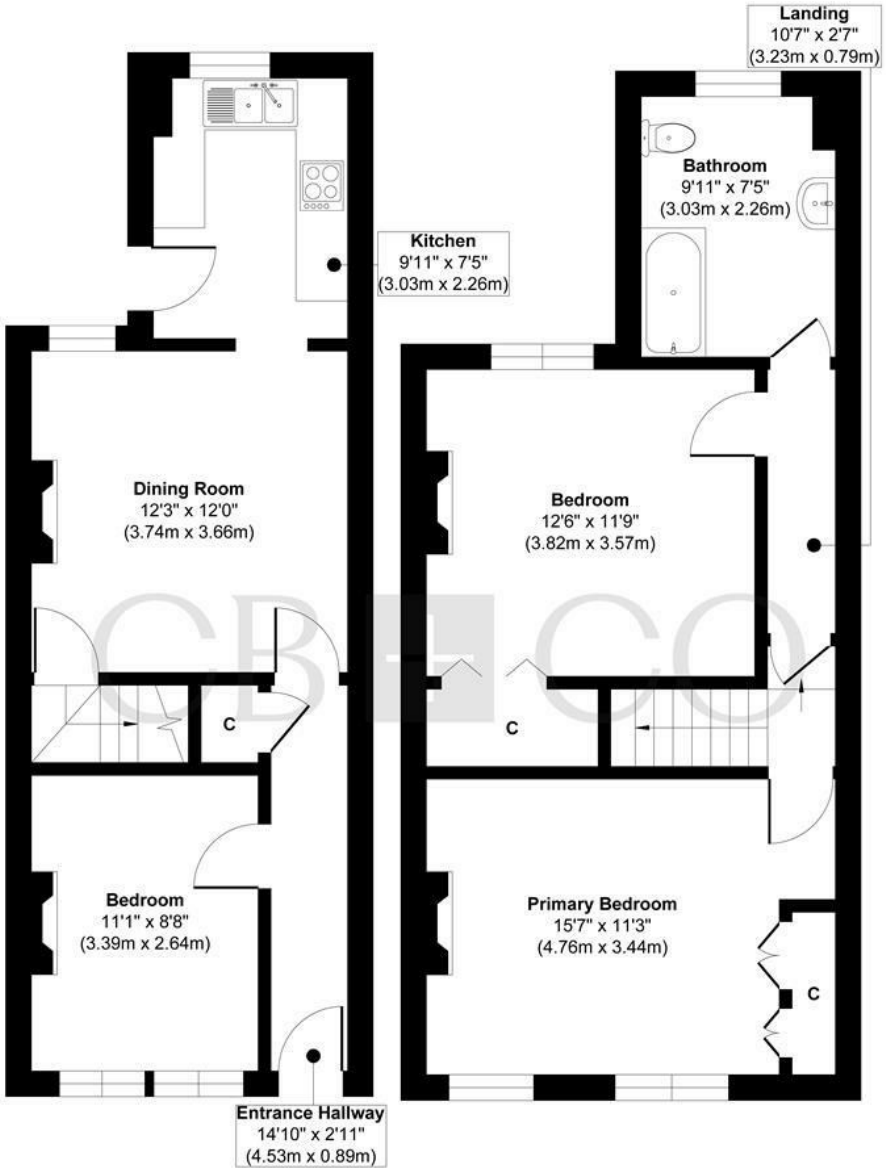








Longford Street, Derby, DE22 1GH



Ground Floor
Approximate Floor Area
409 sq. ft
(38.02 sq. m)

First Floor
Approximate Floor Area
497 sq. ft
(46.26 sq. m)

Approx. Gross Internal Floor Area 906 sq. ft / 84.28 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

THE PARTICULARS

APPROX

891.00 sq ft

EPC RATING

COUNCIL TAX BAND

B

- ALL BILLS INCLUDED
- Sought after Location off Broadway & Kedleston Road
- Gas Central Heating & Well Presented
- Available Immediately
- Entrance Hallway, Two Compartment Cellar
- Sitting Room, Dining Room & Fitted Kitchen
- Two Generous Double Bedrooms & Period Style Bathroom
- Delightful South Facing Rear Garden
- Close to Darley Abbey Village & Allestree
- Close to Derby University & Markeaton Park

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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,
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