



## Room 7 13/14 Derby Road, Worcester, WR5 1AE £525 PCM



Located close to Worcester City Centre, this spacious room in a shared professional house, is furnished with a double bed, wardrobe, chest of drawers and bedside cabinet, and also benefits from its own Shower and Sink in the room with a modern, fully equipped kitchen, numerous W/C's and bathrooms and a spacious lounge/dining area, this is an ideal property for a professional person.

Most bills are included \* (tenant is to pay for electricity in their own room). The monthly rental amount includes all heating, water rates, council tax & utilities used in communal areas. For your own bedroom, there is a prepaid top up meter for the electricity used within your own private space.

This property benefits from, complimentary internet, weekly cleaning of all communal areas and a 24-hour in house dedicated Maintenance Team.

We operate a strictly no children & no pets policy in all our HMO's.  
Please check Ofcom's website for broadband speeds and mobile signal coverage.  
Farefield Properties Ltd is a member of the Property Redress Scheme.

Rooms are dressed with "soft furnishings" for advertising purposes only. They will be removed ready for you to make this your home.

Holding Deposit – The equivalent to one weeks rent, is required to reserve this property.

- Most bills included
- Fully Furnished Double Room with own sink and shower
- Professional Tenants
- Great Location
- Low Deposit Option
- Large, Fully Fitted Communal Kitchen
- Weekly Communal Cleaning
- 24hr in House Dedicated Maintenance