



## Room 4, 300 Uttoxeter New Road, Derby, DE22 3LN

£525

- Furnished Ground Floor room in 9 Bed House Share
- Modern décor and furniture
- Excellent location for Derby City Centre and Royal Hospital
- En-suite shower room
- Communal area cleaned fortnightly
- Rent includes utilities, council tax, TV license & Wi-Fi
- Shared kitchen area
- Off road car parking

## Directions

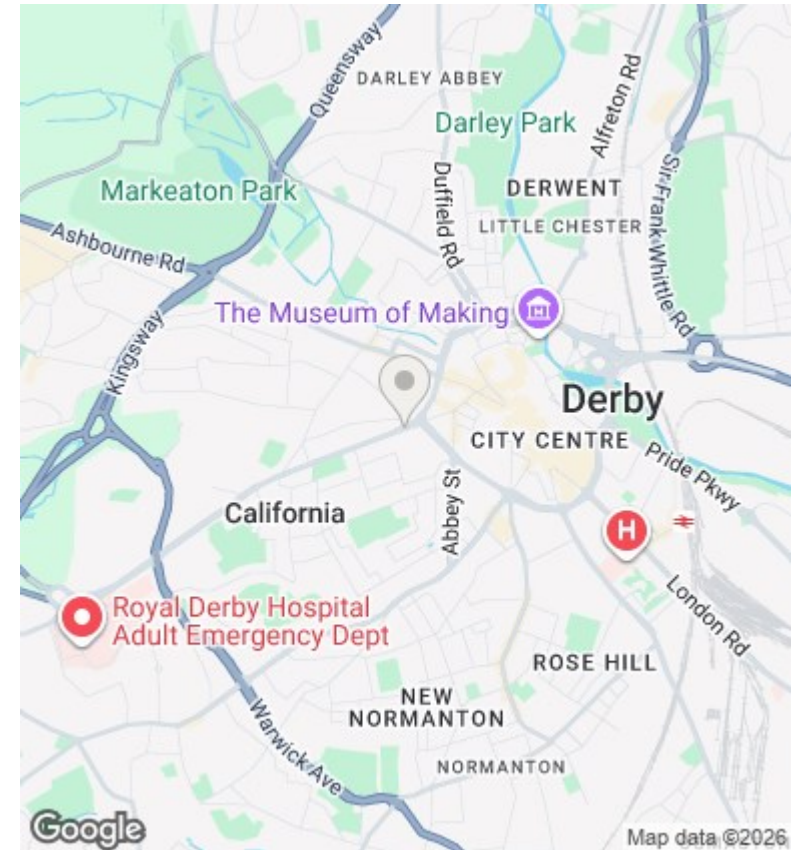
## Viewings

Viewings by arrangement only. Call 0115 6713038 to make an appointment.

## Council Tax Band

## EPC Rating:

E



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>		54	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	