



Viewings
 Viewings by arrangement only.
 Call 0114 2666300 to make an appointment.

Vendors Comments
 Add text here

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



27 Arnold Street, Derby, DE22 3EW

£1,339 Per month

- 4 en-suite bedrooms
- £108 per person per week
- Gas central heating and double glazing
- Perfect location for University
- Viewing highly recommended
- Stunning modern furnishings throughout
- Bills included option available at £134 per person per week
- Fully equipped modern kitchen
- Local amenities and transport links nearby
- Available for a group of 4 student or professional sharers

27 Arnold Street, Derby DE22 3EW

*** STUDENT PROPERTY *** FOUR EN-SUITE BEDROOMS ***

*** £108 PER PERSON PER WEEK *** BILLS INCLUDED OPTION AVAILABLE AT £134ppw (Includes gas, electricity, fibre internet, TV licence and water bills)

*** MODERN FITTINGS THROUGHOUT *** PERFECT LOCATION FOR THE UNIVERSITY *** AVAILABLE FROM 1ST JULY 2026 ***

Modern four bedroom mid terrace property, with five bathrooms and very modern fixtures and fittings throughout. Excellent location for the university and conveniently located for a host of local amenities.

In brief the accommodation comprises: entrance hall, living room with bathroom, open plan extended dining kitchen, two first floor bedrooms, both with en-suite and two second floor bedrooms, both with en-suite. Garden to the rear.

An early viewing is highly recommended to avoid disappointment!

EPC Grade D.



Council Tax Band: A

